

Single Family Home

Sales Price:
\$65,000

Rent:
\$850/month

Cash Flow Accelerated:
\$309.08/month
Cash Flow Outright:
\$604.33/month

Total ROI Accelerated:
33.02%
Total ROI Outright:
26.99%

- Single family property
 - Built in 2007
 - Approx 1598 sq. ft.
 - 3 bed/ 2 bath
 - 2 car garage

Buckeye, AZ 85326



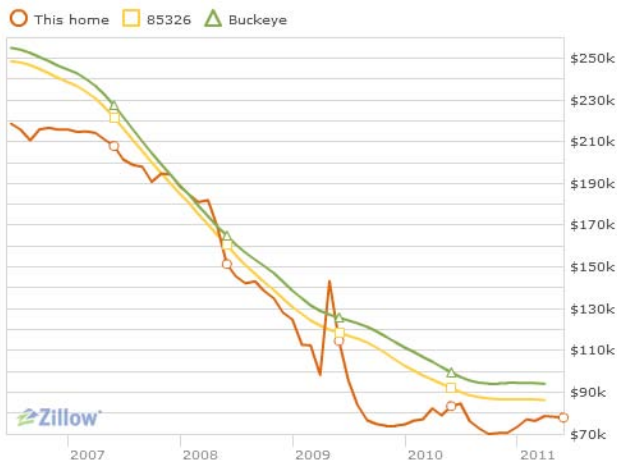
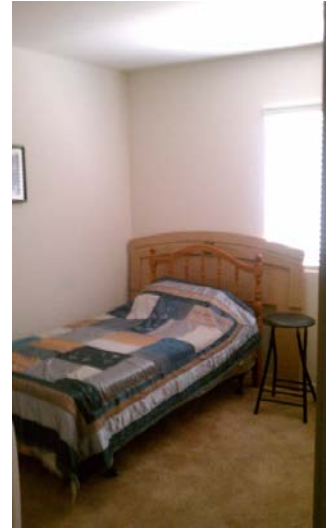
About Property

approximately 5000 sq/ft of land in Buckeye, AZ. The home was built in 2007 and has 3 bedrooms and 2 bathrooms. The previous owners have kept the home in good condition, so there is minimal rehab that needs to be addressed.

Built on a 1598 sq/ft single-story floor plan, this home is within minutes of major shopping areas and the main east-west freeway I-10 making it an ideal location for those commuting to downtown Phoenix.

The nearest schools to this home are Sundance Elementary School (K-8), Buckeye Middle School (5-8) and The Buckeye Academy.

This property is also a short drive away from the largest shopping center in Buckeye. The three block shopping center includes national giants such as, WalMart Supercenter, Fry's, and Lowe's. Other stores located in the Shopping Center include Chipotle, Wendy's, KFC, Bank of America branch, Wells Fargo, Pet Smart, Auto Zone, WalGreen's, Lowe's, and a Hotel.



Accelerated Path Pro-forma

Purchase Price	\$65,000
Down Payment	\$13,000
Rehab Estimate	\$2425
Coordination Fee	\$2500
Closing Costs Estimate	\$4550
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$22,975
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Mortgage Payment (PITI) 5.5%	\$420.25
HOA Monthly	\$52.67
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$309.08
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	33.02%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from these values.

Outright Path Pro-forma

Purchase Price	\$65,000
Rehab Estimate	\$2425
Coordination Fee	\$2500
Closing Costs Estimate	\$1300
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$71,725
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$52.67
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$604.33
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	26.99%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from this pro-forma.