

Single Family Home

Sales Price:
\$82,500

Rent:
\$950/month

Cash Flow Accelerated:
\$317.68/month

Cash Flow Outright:
\$692.42/month

Total ROI Accelerated:
23.74%

Total ROI Outright:
18.84%

- Single family property
 - Built in 2007
 - Approx 1620 sq. ft.
 - 3 bed/ 2 bath
 - 2 car garage

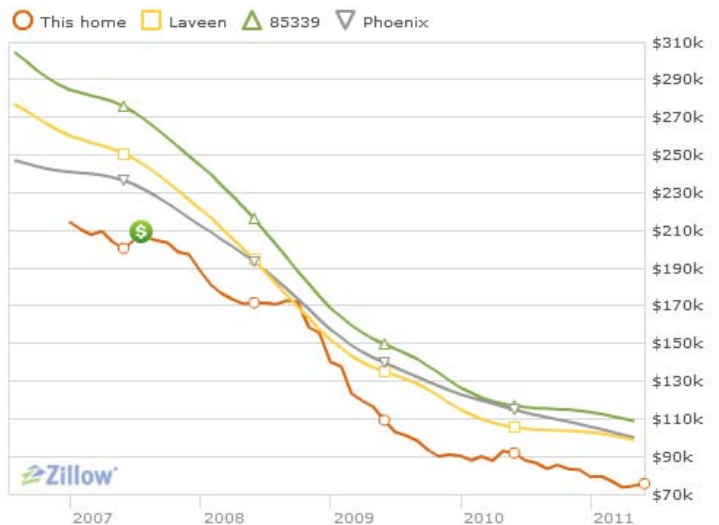
Laveen, AZ 85339



About Property:

Located in Laveen, AZ, a newer suburb Southwest of downtown Phoenix. The commute to downtown Phoenix is roughly a 10-mile, 25-minute drive. Laveen, AZ provides a good mix between being far away from city-life, yet close enough to make a quick drive to!

The property is located within a short distance from the local high school and a large local park, Caesar Chavez Park, known for their 4 baseball fields, large parking lot, a walking trail circling the park and other grass/leisure areas. The local public library is located across the street of the park as well. Cheatham Elementary School, Vista Del Sur Middle School and Caesar Chavez High School are great schools in the area; ideal for renters with children of all ages. There is also a large retail shopping center nearby and many popular corporations, namely a Wal-Mart Supercenter and Walgreen's. Downtown Phoenix and the airport is only a 20 minute commute. The close proximity to local schools, main attractions, businesses and parks make this property an ideal asset for anyone!



Accelerated Path Pro-forma

Purchase Price	\$82,500
Down Payment	\$16,500
Rehab Estimate	\$1410
Coordination Fee	\$2500
Closing Costs Estimate	\$5775
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$26,685
Income & Expenses	
Monthly Rent Estimate	\$950
Annual Rental Income	\$11,400
Mortgage Payment (PITI) 5.5%	\$508.82
HOA Monthly	\$47.50
Property Mgt Monthly	\$76
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$38
Cash Flows & Returns	
Monthly Cash Flow	\$317.68
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	23.74%

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

Outright Path Pro-forma

Purchase Price	\$82,500
Rehab Estimate	\$1410
Coordination Fee	\$2500
Closing Costs Estimate	\$1650
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$88,560
Income & Expenses	
Monthly Rent Estimate	\$950
Annual Rental Income	\$11,400
Annual Taxes & Insurance Estimate	\$1609
HOA Monthly	\$47.50
Property Mgt Monthly	\$76
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$38
Cash Flows & Returns	
Monthly Cash Flow	\$692.42
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	18.84%

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