

Single Family Home

Sales Price:
\$70,000

Rent:
\$850/month

Cash Flow Accelerated:
\$297.37/month

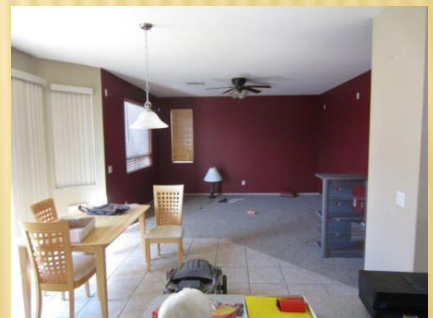
Cash Flow Outright:
\$615.33/month

Total ROI Accelerated:
28.62%

Total ROI Outright:
24.66%

- Single family property
 - Built in 2003
 - Approx 1650 sq. ft.
 - 3 bed/2.5 bath
 - 2 car garage

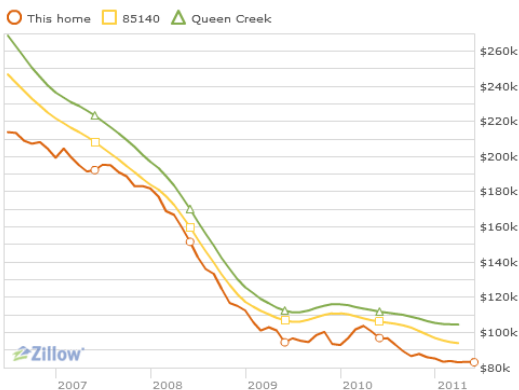
Queen Creek, AZ 85140



About Property

located in the picturesque community of Queen Creek AZ. Queen Creek is located in the southeast valley about 35 miles from downtown Phoenix AZ, however unless you work in downtown you will never need to go there. This home is surrounded by all the amenities of life. This neighborhood has plenty of parks, places to bike ride, jog and enjoy all outdoor activities.

The ever growing Mesa/Gateway airport is located a few short miles away. The brand new San Tan shopping mall with all the major shopping stores like Macy's is also only a few miles away. Banner Hospitals has just opened a brand new, state of the art facility nearby as well. Restaurants, movie theaters are all close as well. Schools are first class and highly rated and are also near this home. Golfing and all outdoor recreational activities are abounding in this awesome community.



Accelerated Path Pro-forma

Purchase Price	\$70,000
Down Payment	\$14,000
Rehab Estimate	\$5000
Coordination Fee	\$2500
Closing Costs Estimate	\$4900
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$26,900
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Mortgage Payment (PITI) 5.5%	\$442.96
HOA Monthly	\$41.67
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$297.37
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	28.62%

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

Outright Path Pro-forma

Purchase Price	\$70,000
Rehab Estimate	\$5000
Coordination Fee	\$2500
Closing Costs Estimate	\$1400
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$79,400
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$41.67
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$615.33
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	24.66%

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