

Single Family Home

Sales Price:
\$69,500

Rent:
\$825/month

Cash Flow Accelerated:
\$280.56/month

Cash Flow Outright:
\$596.25/month

Total ROI Accelerated:
23.07%

Total ROI Outright:
18.99%

- Single family property
 - Built in 2004
 - Approx 1378 sq. ft.
 - 3 bed/ 2 bath
 - 2 car garage

Phoenix, AZ 85041



Accelerated Path Pro-forma

Purchase Price	\$69,500
Down Payment	\$13,900
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$4865
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$25,265
Income & Expenses	
Monthly Rent Estimate	\$825
Annual Rental Income	\$9900
Mortgage Payment (PITI) 5.5%	\$435.44
HOA Monthly	\$43
Property Mgt Monthly	\$66
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$33
Cash Flows & Returns	
Monthly Cash Flow	\$280.56
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	23.07%

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

Outright Path Pro-forma

Purchase Price	\$69,500
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$1390
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$77,390
Income & Expenses	
Monthly Rent Estimate	\$825
Annual Rental Income	\$9900
Annual Taxes & Insurance Estimate	\$1437
HOA Monthly	\$43
Property Mgt Monthly	\$66
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$33
Cash Flows & Returns	
Monthly Cash Flow	\$596.25
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	18.99%

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

About Property

lovely 1378 sq ft home with 3 bedrooms, 2 bathrooms, and a 2 car garage located in the Cypress on Sunland subdivision of Phoenix, AZ.

John R Davis Elementary & Middle school, as well as Cesar Chavez High School are the closest schools to this home, all within less than 5 miles. This makes this home a great location for families with children.

Momo Park & Rosely Park are 2 great local parks in the area close enough to bike or walk to. Food City and Fry's Food Store are 2 grocery chains in the area, both less than 2 miles from this home, so you won't have to travel far to get daily errands accomplished.

I-10 & I-17 both run just north of this home to other parts of the Phoenix area, making travel easily accessible.

