

Single Family Home

Sales Price:
\$89,000

Rent:
\$975/month

Cash Flow Accelerated:
\$326.07/month

Cash Flow Outright:
\$808.25/month

Total ROI Accelerated:
26.82%

Total ROI Outright:
23.75%

- Single family property
 - Built in 2002
 - Approx 2000 sq. ft.
 - 4 bed/ 2.5 bath
 - 2 car garage

Maricopa, AZ 85138

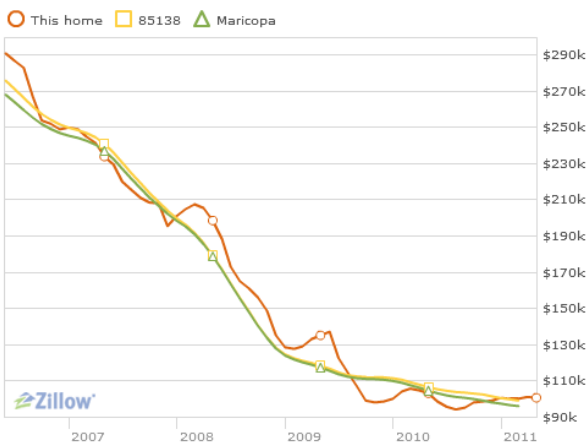


About Property

located in the beautiful suburban city of Maricopa AZ, not to be confused with the county of Maricopa. This unique suburban city has experienced explosive growth in the mid 2000's, growing from 1000 residents to over 35,000 in 2007.

Everything is new in this community. Shopping, restaurants, schools, golf courses, etc. It is only a few miles from Chandler, AZ where Intel, Motorola and hundreds of other companies have facilities that are poised for tremendous growth in the future. It is also only 35 miles from Sky Harbor Airport, making it an easy commute to the downtown Phoenix area.

The area offers a beautiful view of the mountains around it, and is very close to the Harrah's Ak-Chin Casino, which is another great employer of the region. As of recent, the area has received notoriety as the daughter of Sarah Palin has just bought her new home in the city of Maricopa and is very pleased with her home and the area that she now lives in.



Accelerated Path Pro-forma

Purchase Price	\$89,000
Down Payment	\$17,800
Rehab Estimate	\$2800
Coordination Fee	\$2500
Closing Costs Estimate	\$6230
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$29,830
Income & Expenses	
Monthly Rent Estimate	\$975
Annual Rental Income	\$11,700
Mortgage Payment (PITI) 5.5%	\$529.27
HOA Monthly	\$41.67
Property Mgt Monthly	\$78
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$39
Cash Flows & Returns	
Monthly Cash Flow	\$326.07
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	26.82%

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

Outright Path Pro-forma

Purchase Price	\$89,000
Rehab Estimate	\$2800
Coordination Fee	\$2500
Closing Costs Estimate	\$1780
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$96,580
Income & Expenses	
Monthly Rent Estimate	\$975
Annual Rental Income	\$11,700
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$41.67
Property Mgt Monthly	\$78
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$39
Cash Flows & Returns	
Monthly Cash Flow	\$808.25
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	23.75%

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