

Single Family Home

Sales Price:
\$114,000

Rent:
\$1200/month

Cash Flow Accelerated:
\$419.51/month

Cash Flow Outright:
\$937.33/month

Total ROI Accelerated:
22.01%

Total ROI Outright:
17.46%

- Single family property
 - Built in 1998
 - Approx 1789 sq. ft.
 - 4 bed/ 2 bath
 - 2 car garage

Mesa, AZ 85208

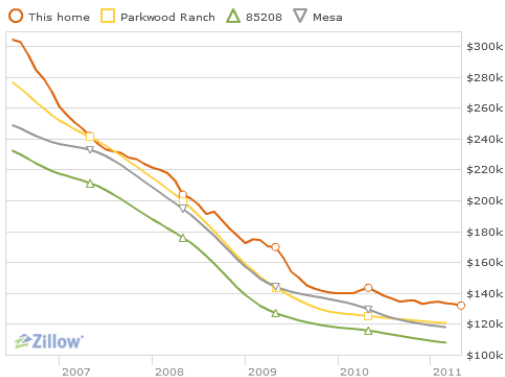


About Property

1789 sq ft single family dwelling in the Parkwood Ranch subdivision in Mesa, AZ. It sits on 5506 sq ft of land. The community park in this subdivision is a nice bike ride down the street.

This home is surrounded by many local shopping attractions. The Shoppes at Parkwood Ranch are less than a mile down E Southern Ave which has many local shops in it. Ihop, Circle K, Dollar Tree, Walgreens, & Howie's Hungry Pizza are also several attractions in the area within a mile of this home. You will never have to travel far for medical help since Mountain Vista Medical Center is also less than a mile down the road from this home.

The nearest schools are Patterson Elementary School, Desert Ridge Jr. High and Boulder Canyon Learning Center.



Accelerated Path Pro-forma

Purchase Price	\$114,000
Down Payment	\$22,800
Rehab Estimate	\$2800
Retainer Fee	\$2500
Closing Costs Estimate	\$7980
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$36,580
Income & Expenses	
Monthly Rent Estimate	\$1200
Annual Rental Income	\$14,400
Mortgage Payment (PITI) 5.5%	\$642.82
HOA Monthly	\$41.67
Property Mgt Monthly	\$96
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$96
Cash Flows & Returns	
Monthly Cash Flow	\$419.51
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	22.01%

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

Outright Path Pro-forma

Purchase Price	\$114,000
Rehab Estimate	\$2800
Retainer Fee	\$2500
Closing Costs Estimate	\$2280
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$122,080
Income & Expenses	
Monthly Rent Estimate	\$1200
Annual Rental Income	\$14,400
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$41.67
Property Mgt Monthly	\$96
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$96
Cash Flows & Returns	
Monthly Cash Flow	\$937.33
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	17.46%

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