

Single Family Home

Sales Price:
\$74,000

Rent:
\$850/month

Cash Flow Accelerated:
\$258.04/month

Cash Flow Outright:
\$594.17/month

Total ROI Accelerated:
20.20%

Total ROI Outright:
17.03%

- Single family property
 - Built in 2004
 - Approx 1308 sq. ft.
 - 3 bed/ 2 bath
 - 2 car garage

Phoenix, AZ 85040

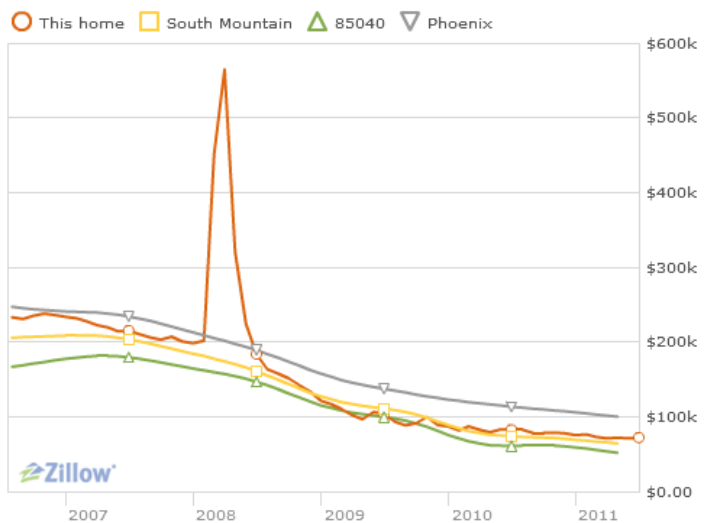


About Property

comfortable 1308 sq ft home in the Southern Springs gated community subdivision of Phoenix, AZ. It has 3 bedrooms, 2 bathrooms, and a 2 car garage.

This home is in the Roosevelt School District. It is also surrounded by local shopping areas which include giants such as Wal-Mart, Safeway, & Fry's Food Store, all within a 2 mile distance. Just a couple miles down 24th St is the Legacy Golf Resort, making this location an ideal place for golf enthusiasts. It also is in a surrounded by several community parks; Hermoso Park, Esteban Park & Yapa Park are a few in the area.

Interstates 10 & 17 on ramps are easily accessible from this location, making traveling to and from other parts of the Phoenix area easy. The Sky Harbor airport is also just a 10 minute drive from this home, so you won't have to travel very far if you are planning a trip!



Accelerated Path Pro-forma

Purchase Price	\$74,000
Down Payment	\$14,800
Rehab Estimate	\$3000
Coordination Fee	\$2500
Closing Costs Estimate	\$5180
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$25,980
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Mortgage Payment (PITI) 5.5%	\$481.96
HOA Monthly	\$42
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$258.04
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	20.20%

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

Outright Path Pro-forma

Purchase Price	\$74,000
Rehab Estimate	\$3000
Coordination Fee	\$2500
Closing Costs Estimate	\$1480
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$81,840
Income & Expenses	
Monthly Rent Estimate	\$850
Annual Rental Income	\$10,200
Annual Taxes & Insurance Estimate	\$1750
HOA Monthly	\$42
Property Mgt Monthly	\$68
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$34
Cash Flows & Returns	
Monthly Cash Flow	\$594.17
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	17.03%

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