

Investment

Opportunity

\$95,000

Avondale, AZ

Single Family - 3 Bedroom 2 Bath 2 Car Garage- 1290 Sq.ft.



Instant Cash Flow! This house has been remodeled, inspected, rented with a 8% CAP RATE. Tenant pays all utilities and a Professional Property Manager is in place. All you need to do is start collecting the incoming rent proceeds!

For more information, contact:

Kris Anderson

YOUR PREMIER TEAM at Remax Excalibur
www.yourpremierteam.net

Kris@YourPremierTeam.net
480-567-2103

The above agent/brokerage makes no warranty or representation about the content of this brochure. While the information displayed herein is thought to be accurate, it is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The above agent/brokerage neither practices accounting nor gives advice regarding tax benefits/liabilities or any other tax, accounting or financial consideration, nor does the above agent/brokerage give advice regarding financial investments. It is strongly recommended that you seek appropriate professional counsel regarding your rights as a homeowner.



Investment

Financial Portrait

Property Specifications

Year Built:	1997
Beds:	3
Baths:	2
SqFt:	1290

Investor Notes

Consistent Cash Flow Property
Property Management in Place
Little-to-no Cost to Rent
Close Access to major freeway

Potential Returns

Estimated Annual Net Operating Income: \$7,616
Estimated CAP Rate: 8.02%

Financial Estimates 20% Down

Downpayment: \$19,000
Annual Cash Flow: \$1,548
Cash-on-Cash: 7.37%

Financial Estimates 30% Down

Downpayment: \$28,500
Annual Cash Flow: \$2,307
Cash-on-Cash: 7.56%

Pro Forma (Monthly)

Monthly Income: \$950

Taxes:	\$63	Utilities & Trash:	\$0
Insurance:	\$36	Lawn Service:	\$0
HOA:	\$42	Maintenance:	\$40
Property Management:	\$95	Vacancy Reserve:	\$40

Estimated Expenses: \$315 Net Operating Income: \$635

The above agent/brokerage makes no warranty or representation about the content of this brochure. While the information displayed herein is thought to be accurate, it is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The above agent/brokerage neither practices accounting nor gives advice regarding tax benefits/liabilities or any other tax, accounting or financial consideration, nor does the above agent/brokerage give advice regarding financial investments. It is strongly recommended that you seek appropriate professional counsel regarding your rights as a homeowner.



Investment

Optimization

5-Year Cumulative Cash-On-Cash Return with 20% Down

Year 1	Year 2	Year 3	Year 4	Year 5
7.37%	14.75%	22.12%	29.49%	36.87%



Downpayment versus Cash-on-Cash Return

	Amount	Annual Cashflow	Cash-on-Cash Return
10% Down:	\$9,500	\$790	6.87%
20% Down:	\$19,000	\$1,548	7.37%
30% Down:	\$28,500	\$2,307	7.56%
40% Down:	\$38,000	\$3,065	7.66%
50% Down:	\$47,500	\$3,824	7.72%
60% Down:	\$57,000	\$4,582	7.77%
70% Down:	\$66,500	\$5,341	7.80%
80% Down:	\$76,000	\$6,099	7.82%
90% Down:	\$85,500	\$6,858	7.84%
100% Down:	\$95,000	\$7,616	7.85%

The above agent/brokerage makes no warranty or representation about the content of this brochure. While the information displayed herein is thought to be accurate, it is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The above agent/brokerage neither practices accounting nor gives advice regarding tax benefits/liabilities or any other tax, accounting or financial consideration, nor does the above agent/brokerage give advice regarding financial investments. It is strongly recommended that you seek appropriate professional counsel regarding your rights as a homeowner.

