

Investment

Opportunity

\$96,500

Phoenix, AZ

Single Family - 3 Bedroom 2 Bath 2 Car Garage- 1320 Sq.ft.



Instant Cash Flow! This house has been remodeled, inspected, rented with a 8% CAP RATE. No HOA, tenant pays all utilities and a Professional Property Manager is in place. Beautiful low maintenance tile throughout main traffic areas. 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

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Financial Portrait

Property Specifications

Year Built:	1984
Beds:	3
Baths:	2
SqFt:	1320

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:	\$8,013
Estimated CAP Rate:	8.30%

Financial Estimates 20% Down

Downpayment:	\$19,300
Annual Cash Flow:	\$1,850
Cash-on-Cash:	8.68%

Financial Estimates 30% Down

Downpayment:	\$28,950
Annual Cash Flow:	\$2,620
Cash-on-Cash:	8.47%

Pro Forma (Monthly)

Monthly Income: \$965

Taxes:	\$82	Utilities & Trash:	\$0
Insurance:	\$38	Lawn Service:	\$0
HOA:	\$0	Maintenance:	\$40
Property Management:	\$97	Vacancy Reserve:	\$40

Estimated Expenses: \$297 Net Operating Income: \$668

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Optimization

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

Year 1	Year 2	Year 3	Year 4	Year 5
8.68%	17.37%	26.05%	34.73%	43.42%



Downpayment versus Cash-on-Cash Return

	Amount	Annual Cashflow	Cash-on-Cash Return
10% Down:	\$9,650	\$1,079	9.26%
20% Down:	\$19,300	\$1,850	8.68%
30% Down:	\$28,950	\$2,620	8.47%
40% Down:	\$38,600	\$3,390	8.35%
50% Down:	\$48,250	\$4,161	8.28%
60% Down:	\$57,900	\$4,931	8.23%
70% Down:	\$67,550	\$5,702	8.20%
80% Down:	\$77,200	\$6,472	8.17%
90% Down:	\$86,850	\$7,243	8.15%
100% Down:	\$96,500	\$8,013	8.13%

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