

Featured Property - InfoSheet

PHOENIX ARIZONA

2335 W WAGONER ROAD

INVESTMENT PROPERTY

Sold for: **\$198,000**

in 2007

Now Only **\$89,950**

3 Bedroom(s)

2 Bathroom(s)

Year Built: 1972

Approx. Sq/Ft: 1420

Income	Monthly	Yearly
Rent	\$ 895.00	\$ 10,740.00
Expenses	\$ 261.17	\$ 3,134.00
NOI	\$ 633.83	\$ 7,606.00

	Year 1	Year 5	Year 10
Cashflow Income*	\$ 7,606.00	\$ 8,560.62	\$9,924.10
Appreciation**	\$ 4,678.20	\$ 5,906.12	\$7,903.72
Profits after Resale	\$ 12,284.20	\$ 66,752.74	\$148,856.66

*yearly projected rental Increase 3.00%

**yearly projected appreciation 6.00%

Investor Ratios	
Annual ROI(Year1)	13.66%
Annual ROI(Year10)	16.55%
Cost per Sq/Ft	\$ 63.35



Sample Properties



Warren or Rudy

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Call us for Pictures and information

The projections in this pro-forma are based on facts and assumptions which are considered reasonable and realistic individually in relation to each other, and taken together, but are inherently subject to uncertainty and variation depending largely on evolving events. The aforementioned investment herein has been structured primarily to provide an excellent return and monthly cash flow with potential for future appreciation. There is absolutely no representation that these projections will be realized in whole or in part. Some totals may not add exactly due to rounding. All information furnished regarding this property is from sources deemed reliable, but no warranty or representations are made as to the accuracy thereof and same is submitted, subject to errors, omissions, change or price or other terms, prior sale or withdrawal without notice.