

Live in a \$1.15M Home for the Cost of a \$900K–\$950K Home

8045 S Wagon Wheel Road

Most buyers focus on price. The smarter move is to focus on what the home actually costs you each month.

This property offers a built-in financial advantage that most homes simply do not have: a private ADU generating \$24,000 per year, or \$2,000 per month, in rental income.

The Advantage

That income works for you from day one.

Instead of absorbing the full cost of ownership yourself, you are offsetting a significant portion of the monthly payment.

The result is a \$1,150,000 home that can feel more like a \$900,000 to \$950,000 home from a monthly payment standpoint.

Why This Matters

You are not just buying a home. You are buying a smarter financial structure.

- Offset your mortgage with rental income
- Enjoy more home without the same out-of-pocket cost
- Own a property that combines lifestyle and income potential

The Smart Comparison

Typical scenario: Buy a \$900,000 home and every dollar of the payment comes out of your pocket.

This property: Buy a \$1,150,000 home and approximately \$2,000 per month comes back to you through the ADU.

That is the difference between simply buying a house and buying a house that helps pay for itself.

Long-Term Upside

Over time, rental income may increase while your mortgage payment remains relatively stable. That means your effective cost of ownership can improve year after year.

Bottom Line

This is more than just a home. It is a home plus an income-producing asset.

- Live in a better home
- Reduce your effective monthly cost
- Create long-term financial flexibility

8045 S Wagon Wheel Road offers a rare opportunity to enjoy the benefits of a premium property while letting built-in rental income help support the investment.