

10 Year Performance Projection

FINANCED  
San Tan Valley, AZ 85143  
3 bedrooms 2 bathrooms 2025 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,665	-\$1,715	-\$1,766	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172
Insurance	-\$555	-\$572	-\$589	-\$606	-\$625	-\$643	-\$663	-\$683	-\$703	-\$724
Management Fees	-\$1,032	-\$1,063	-\$1,095	-\$1,128	-\$1,162	-\$1,196	-\$1,232	-\$1,269	-\$1,307	-\$1,347
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,020	-\$1,051	-\$1,082	-\$1,115	-\$1,148	-\$1,182	-\$1,218	-\$1,254	-\$1,292	-\$1,331
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,752	-\$4,894	-\$5,041	-\$5,193	-\$5,348	-\$5,509	-\$5,674	-\$5,844	-\$6,020	-\$6,200

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$17,328	\$17,848	\$18,383	\$18,935	\$19,503	\$20,088	\$20,691	\$21,311	\$21,951	\$22,609
- Mortgage Payments	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863	-\$15,863
= Cash Flow	\$1,465	\$1,985	\$2,520	\$3,072	\$3,640	\$4,225	\$4,827	\$5,448	\$6,087	\$6,746
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$22,199	\$23,531	\$24,943	\$26,440	\$28,026	\$29,708	\$31,490	\$33,380	\$35,382	\$37,505
= Gross Equity Income	\$23,664	\$25,516	\$27,463	\$29,511	\$31,666	\$33,932	\$36,318	\$38,828	\$41,470	\$44,251
Capitalization Rate	4.4%	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%
Cash on Cash Return	1.1%	1.5%	1.9%	2.3%	2.7%	3.2%	3.6%	4.1%	4.5%	5.0%
Return on Equity	17.8%	16.3%	15.1%	14.2%	13.4%	12.8%	12.2%	11.7%	11.3%	11.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$392,189	\$415,721	\$440,664	\$467,104	\$495,130	\$524,838	\$556,328	\$589,708	\$625,090	\$662,596
- Loan Balance	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993	-\$258,993
= Equity	\$133,196	\$156,728	\$181,671	\$208,111	\$236,137	\$265,845	\$297,335	\$330,715	\$366,097	\$403,603
Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Potential Cash-Out Refi	\$93,977	\$115,156	\$137,605	\$161,400	\$186,624	\$213,361	\$241,702	\$271,744	\$303,588	\$337,343

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$133,196	\$156,728	\$181,671	\$208,111	\$236,137	\$265,845	\$297,335	\$330,715	\$366,097	\$403,603
- Closing Costs	-\$27,453	-\$29,100	-\$30,846	-\$32,697	-\$34,659	-\$36,739	-\$38,943	-\$41,280	-\$43,756	-\$46,382
= Proceeds After Sale	\$105,743	\$127,627	\$150,825	\$175,414	\$201,478	\$229,106	\$258,392	\$289,435	\$322,341	\$357,221
+ Cumulative Cash Flow	\$1,465	\$3,449	\$5,969	\$9,041	\$12,681	\$16,905	\$21,733	\$27,181	\$33,268	\$40,014
- Approximate Cash Invest	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936	-\$133,936
= Net Profit	-\$26,728	-\$2,859	\$22,858	\$50,519	\$80,223	\$112,076	\$146,189	\$182,680	\$221,673	\$263,299
Internal Rate of Return	-20.0%	-1.1%	5.5%	8.5%	10.1%	11.0%	11.5%	11.8%	12.0%	12.1%
Return on Investment	-20.0%	-2.1%	17.1%	37.7%	59.9%	83.7%	109.1%	136.4%	165.5%	196.6%

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

For more information, contact Empowered Investor LLC at [www.JasonHartman.com](http://www.JasonHartman.com) or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at [www.JasonHartman.com/AI](http://www.JasonHartman.com/AI)

Subject to Terms of Service and Privacy Policy

Make your own dynamic proformas for FREE at [www.PropertyTracker.com](http://www.PropertyTracker.com) | © 2004-2025