

10 Year Performance Projection

CASH
San Tan Valley, AZ
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	-\$1,650	-\$1,699	-\$1,750	-\$1,803	-\$1,857	-\$1,913	-\$1,970	-\$2,029	-\$2,090	-\$2,153
Insurance	-\$495	-\$510	-\$525	-\$541	-\$557	-\$574	-\$591	-\$609	-\$627	-\$646
Management Fees	-\$1,766	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,238	-\$2,305
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	-\$5,411	-\$5,574	-\$5,741	-\$5,913	-\$6,091	-\$6,273	-\$6,461	-\$6,655	-\$6,855	-\$7,061

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	\$16,669	\$17,169	\$17,684	\$18,214	\$18,761	\$19,324	\$19,903	\$20,500	\$21,115	\$21,749
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$16,669	\$17,169	\$17,684	\$18,214	\$18,761	\$19,324	\$19,903	\$20,500	\$21,115	\$21,749
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$19,799	\$20,987	\$22,247	\$23,581	\$24,996	\$26,496	\$28,086	\$29,771	\$31,557	\$33,451
= Gross Equity Income	\$36,468	\$38,156	\$39,930	\$41,796	\$43,757	\$45,820	\$47,989	\$50,271	\$52,673	\$55,199
Capitalization Rate	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%
Cash on Cash Return	5.0%	5.2%	5.3%	5.5%	5.6%	5.8%	6.0%	6.2%	6.3%	6.5%
Return on Equity	10.4%	10.3%	10.2%	10.0%	9.9%	9.8%	9.7%	9.6%	9.4%	9.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	\$314,810	\$333,699	\$353,721	\$374,944	\$397,441	\$421,287	\$446,565	\$473,359	\$501,760	\$531,866

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
- Closing Costs	-\$24,485	-\$25,954	-\$27,512	-\$29,162	-\$30,912	-\$32,767	-\$34,733	-\$36,817	-\$39,026	-\$41,367
= Proceeds After Sale	\$325,304	\$344,822	\$365,512	\$387,442	\$410,689	\$435,330	\$461,450	\$489,137	\$518,485	\$549,595
+ Cumulative Cash Flow	\$16,669	\$33,837	\$51,521	\$69,735	\$88,496	\$107,820	\$127,723	\$148,223	\$169,339	\$191,088
- Approximate Cash Invest	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290
= Net Profit	\$8,683	\$45,370	\$83,743	\$123,888	\$165,895	\$209,860	\$255,883	\$304,071	\$354,534	\$407,392
Internal Rate of Return	2.6%	6.7%	8.1%	8.8%	9.2%	9.4%	9.5%	9.6%	9.7%	9.7%
Return on Investment	2.6%	13.6%	25.1%	37.2%	49.8%	63.0%	76.8%	91.2%	106.4%	122.2%

*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 or 1-714-820-4200 ext. 2

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