10 Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME Mesa, AZ 85212 4 bedrooms 2.5 bathrooms

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$34,800	\$35,844	\$36,919	\$38,027	\$39,168	\$40,343	\$41,553	\$42,800	\$44,084	\$45,406
Vacancy Losses	-\$2,784	-\$2,868	-\$2,954	-\$3,042	-\$3,133	-\$3,227	-\$3,324	-\$3,424	-\$3,527	-\$3,632
Operating Income	\$32,016	\$32,976	\$33,966	\$34,985	\$36,034	\$37,115	\$38,229	\$39,376	\$40,557	\$41,774
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,522	-\$2,598	-\$2,675	-\$2,756	-\$2,838	-\$2,924	-\$3,011	-\$3,102	-\$3,195	-\$3,291
Insurance	-\$1,236	-\$1,273	-\$1,312	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566	-\$1,613
Management Fees	-\$576	-\$593	-\$611	-\$629	-\$648	-\$668	-\$688	-\$708	-\$730	-\$752
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,332	-\$1,372	-\$1,413	-\$1,456	-\$1,499	-\$1,544	-\$1,590	-\$1,638	-\$1,687	-\$1,738
Maintenance	-\$696	-\$717	-\$738	-\$761	-\$783	-\$807	-\$831	-\$856	-\$882	-\$908
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,362	-\$6,553	-\$6,750	-\$6,952	-\$7,161	-\$7,375	-\$7,597	-\$7,825	-\$8,059	-\$8,301
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	\$25,654	\$26,423	\$27,216	\$28,033	\$28,874	\$29,740	\$30,632	\$31,551	\$32,498	\$33,472
- Mortgage Payments	-\$22,273	-\$22,273	-\$22,273	-\$22,273	-\$22,273	-\$22,273	-\$22,273	-\$27,757	-\$27,757	-\$27,757
= Cash Flow	\$3,381	\$4,151	\$4,943	\$5,760	\$6,601	\$7,467	\$8,359	\$3,794	\$4,740	\$5,715
+ Principal Reduction	\$5,116	\$5,377	\$5,652	\$5,940	\$6,244	\$6,563	\$6,898	\$9,792	\$10,395	\$11,035
+ Appreciation	\$29,669	\$31,450	\$33,337	\$35,337	\$37,457	\$39,704	\$42,087	\$44,612	\$47,289	\$50,126
= Gross Equity Income	\$38,167	\$40,978	\$43,932	\$47,037	\$50,302	\$53,734	\$57,344	\$58,198	\$62,424	\$66,877
Capitalization Rate	4.9%	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.8%
Cash on Cash Return	2.2%	2.6%	3.2%	3.7%	4.2%	4.8%	5.3%	2.4%	3.0%	3.6%
Return on Equity	20.8%	18.6%	17.0%	15.7%	14.6%	13.8%	13.1%	11.8%	11.3%	10.9%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$524,159	\$555,609	\$588,946	\$624,282	\$661,739	\$701,444	\$743,530	\$788,142	\$835,430	\$885,556
- Loan Balance	-\$341,027	-\$335,649	-\$329,998	-\$324,057	-\$317,813	-\$311,251	-\$304,353	-\$294,561	-\$284,165	-\$273,130
= Equity	\$183,133	\$219,959	\$258,948	\$300,225	\$343,926	\$390,193	\$439,177	\$493,581	\$551,265	\$612,426
Loan-to-Value Ratio	65.1%	60.4%	56.0%	51.9%	48.0%	44.4%	40.9%	37.4%	34.0%	30.8%
Potential Cash-Out Refi	\$130,717	\$164,399	\$200,053	\$237,797	\$277,752	\$320,048	\$364,824	\$414,767	\$467,722	\$523,871
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$183,133	\$219,959	\$258,948	\$300,225	\$343,926	\$390,193	\$439,177	\$493,581	\$551,265	\$612,426
- Closing Costs	-\$36,691	-\$38,893	-\$41,226	-\$43,700	-\$46,322	-\$49,101	-\$52,047	-\$55,170	-\$58,480	-\$61,989
= Proceeds After Sale	\$146,441	\$181,067	\$217,722	\$256,525	\$297,604	\$341,092	\$387,130	\$438,411	\$492,785	\$550,437
+ Cumulative Cash Flow	\$3,381	\$7,532	\$12,475	\$18,235	\$24,836	\$32,303	\$40,663	\$44,457	\$49,197	\$54,912
- Approximate Cash Invest	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753	-\$156,753
= Net Profit	-\$6,931	\$31,845	\$73,444	\$118,007	\$165,687	\$216,642	\$271,039	\$326,115	\$385,229	\$448,596
Internal Rate of Return	-4.4%	9.8%	13.9%	15.5%	16.1%	16.2%	16.2%	16.0%	15.7%	15.4%
Return on Investment	-4.4%	20.3%	46.9%	75.3%	105.7%	138.2%	172.9%	208.0%	245.8%	286.2%

^{*}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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