10 Year Performance Projection

FINANCED San Tan Valley, AZ 85143

4 bedrooms 2 bathrooms 2025 year built

Property Taxes	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Persisting Per	Projected Rent	\$25,200	\$25,956	\$26,735	\$27,537	\$28,363	\$29,214	\$30,090	\$30,993	\$31,923	\$32,880
Property Taxes	Vacancy Losses	-\$2,016	-\$2,076	-\$2,139	-\$2,203	-\$2,269	-\$2,337	-\$2,407	-\$2,479	-\$2,554	-\$2,630
Property Taxes	Operating Income	\$23,184	\$23,880	\$24,596	\$25,334	\$26,094	\$26,877	\$27,683	\$28,513	\$29,369	\$30,250
Insurance	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees	Property Taxes	-\$1,755	-\$1,808	-\$1,862	-\$1,918	-\$1,975	-\$2,034	-\$2,096	-\$2,158	-\$2,223	-\$2,290
Leasing/Advertising Fees	Insurance	-\$585	-\$603	-\$621	-\$639	-\$658	-\$678	-\$699	-\$719	-\$741	-\$763
Association Fees	Management Fees	-\$1,032	-\$1,063	-\$1,095	-\$1,128	-\$1,162	-\$1,196	-\$1,232	-\$1,269	-\$1,307	-\$1,347
Maintenance -\$504 -\$519 -\$535 -\$551 -\$507 -\$50 -\$60	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other Operating Expenses -\$0 <td>Association Fees</td> <td>-\$1,020</td> <td>-\$1,051</td> <td>-\$1,082</td> <td>-\$1,115</td> <td>-\$1,148</td> <td>-\$1,182</td> <td>-\$1,218</td> <td>-\$1,254</td> <td>-\$1,292</td> <td>-\$1,331</td>	Association Fees	-\$1,020	-\$1,051	-\$1,082	-\$1,115	-\$1,148	-\$1,182	-\$1,218	-\$1,254	-\$1,292	-\$1,331
Net Operating Expenses	Maintenance	-\$504	-\$519	-\$535	-\$551	-\$567	-\$584	-\$602	-\$620	-\$638	-\$658
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Income \$18,288 \$18,837 \$19,402 \$19,984 \$20,583 \$21,201 \$21,837 \$22,492 \$23,167 \$23,862 - Mortgage Payments \$16,721 \$16	Operating Expenses	-\$4,896	-\$5,043	-\$5,194	-\$5,350	-\$5,510	-\$5,676	-\$5,846	-\$6,021	-\$6,202	-\$6,388
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
E Cash Flow \$1,567 \$2,116 \$2,681 \$3,263 \$3,863 \$4,480 \$5,116 \$5,771 \$6,446 \$7,141 + Principal Reduction \$0	Net Operating Income	\$18,288	\$18,837	\$19,402	\$19,984	\$20,583	\$21,201	\$21,837	\$22,492	\$23,167	\$23,862
+ Principal Reduction \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	- Mortgage Payments	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721
+ Appreciation \$23,399 \$24,803 \$26,292 \$27,869 \$29,541 \$31,314 \$33,192 \$35,184 \$37,295 \$39,533 \$	= Cash Flow	\$1,567	\$2,116	\$2,681	\$3,263	\$3,863	\$4,480	\$5,116	\$5,771	\$6,446	\$7,141
### ##################################	+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 1.2% 1.6% 2.1% 2.5% 3.0% 3.4% 3.9% 4.4% 4.9% 5.5% 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 \$413,389 \$438,193 \$464,484 \$492,353 \$521,895 \$553,208 \$586,401 \$621,585 \$658,880 \$698,413 -Loan Balance -\$272,993 -\$272	+ Appreciation	\$23,399	\$24,803	\$26,292	\$27,869	\$29,541	\$31,314	\$33,192	\$35,184	\$37,295	\$39,533
Cash on Cash Return 1.2% 1.6% 2.1% 2.5% 3.0% 3.4% 3.9% 4.4% 4.9% 5.5% 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 \$413,389 \$438,193 \$464,484 \$492,353 \$521,895 \$553,208 \$586,401 \$621,585 \$658,880 \$698,413 Loan Balance -\$272,993 <td>= Gross Equity Income</td> <td>\$24,967</td> <td>\$26,919</td> <td>\$28,973</td> <td>\$31,132</td> <td>\$33,404</td> <td>\$35,794</td> <td>\$38,309</td> <td>\$40,955</td> <td>\$43,741</td> <td>\$46,674</td>	= Gross Equity Income	\$24,967	\$26,919	\$28,973	\$31,132	\$33,404	\$35,794	\$38,309	\$40,955	\$43,741	\$46,674
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 \$413,389 \$438,193 \$464,484 \$492,353 \$521,895 \$553,208 \$586,401 \$621,585 \$658,880 \$698,413 - Loan Balance -\$272,993 -	Capitalization Rate	4.4%	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$413,389 \$438,193 \$464,484 \$492,353 \$521,895 \$553,208 \$586,401 \$621,585 \$658,880 \$698,413 - Loan Balance -\$272,993	Cash on Cash Return	1.2%	1.6%	2.1%	2.5%	3.0%	3.4%	3.9%	4.4%	4.9%	5.5%
Market Value \$413,389 \$438,193 \$464,484 \$492,353 \$521,895 \$553,208 \$586,401 \$621,585 \$658,880 \$698,413 - Loan Balance \$272,993 \$2	Return on Equity	17.8%	16.3%	15.1%	14.2%	13.4%	12.8%	12.2%	11.7%	11.3%	11.0%
-Loan Balance -\$272,993 -\$	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity \$140,396 \$165,200 \$191,491 \$219,360 \$248,902 \$280,215 \$313,408 \$348,592 \$385,887 \$425,420 \$40.00 \$60.0% \$62.3% \$58.8% \$55.4% \$52.3% \$49.3% \$46.6% \$43.9% \$41.4% \$39.1% \$40.00 \$40	Market Value	\$413,389	\$438,193	\$464,484	\$492,353	\$521,895	\$553,208	\$586,401	\$621,585	\$658,880	\$698,413
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 \$99,057 \$121,380 \$145,043 \$170,125 \$196,712 \$224,894 \$254,768 \$286,433 \$319,999 \$355,578 \$ Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$140,396 \$165,200 \$191,491 \$219,360 \$248,902 \$280,215 \$313,408 \$348,592 \$385,887 \$425,420 \$- Closing Costs \$-\$28,937 \$-\$30,673 \$-\$32,514 \$-\$34,465 \$-\$36,533 \$-\$38,725 \$-\$41,048 \$-\$43,511 \$-\$46,122 \$-\$48,889 \$= Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 \$+ Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 \$- Approximate Cash Invest \$-\$130,257 \$	- Loan Balance	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$140,396 \$165,200 \$191,491 \$219,360 \$248,902 \$280,215 \$313,408 \$348,592 \$385,887 \$425,420 - Closing Costs -\$28,937 -\$30,673 -\$32,514 -\$34,465 -\$36,533 -\$38,725 -\$41,048 -\$43,511 -\$46,122 -\$48,889 = Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 + Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257	= Equity	\$140,396	\$165,200	\$191,491	\$219,360	\$248,902	\$280,215	\$313,408	\$348,592	\$385,887	\$425,420
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$140,396 \$165,200 \$191,491 \$219,360 \$248,902 \$280,215 \$313,408 \$348,592 \$385,887 \$425,420 - Closing Costs -\$28,937 -\$30,673 -\$32,514 -\$34,465 -\$36,533 -\$38,725 -\$41,048 -\$43,511 -\$46,122 -\$48,889 = Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 + Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257 -\$130,257	Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Equity \$140,396 \$165,200 \$191,491 \$219,360 \$248,902 \$280,215 \$313,408 \$348,592 \$385,887 \$425,420 - Closing Costs -\$28,937 -\$30,673 -\$32,514 -\$34,465 -\$36,533 -\$38,725 -\$41,048 -\$43,511 -\$46,122 -\$48,889 = Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 + Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -\$130,	Potential Cash-Out Refi	\$99,057	\$121,380	\$145,043	\$170,125	\$196,712	\$224,894	\$254,768	\$286,433	\$319,999	\$355,578
- Closing Costs -\$28,937 -\$30,673 -\$32,514 -\$34,465 -\$36,533 -\$38,725 -\$41,048 -\$43,511 -\$46,122 -\$48,889 = Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 + Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -\$1	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$111,459 \$134,526 \$158,977 \$184,896 \$212,369 \$241,491 \$272,360 \$305,081 \$339,765 \$376,531 + Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -\$130,2	Equity	\$140,396	\$165,200	\$191,491	\$219,360	\$248,902	\$280,215	\$313,408	\$348,592	\$385,887	\$425,420
+ Cumulative Cash Flow \$1,567 \$3,683 \$6,364 \$9,627 \$13,490 \$17,970 \$23,086 \$28,857 \$35,303 \$42,444 - Approximate Cash Invest -\$130,257 -	- Closing Costs	-\$28,937	-\$30,673	-\$32,514	-\$34,465	-\$36,533	-\$38,725	-\$41,048	-\$43,511	-\$46,122	-\$48,889
- Approximate Cash Invest -\$130,257	= Proceeds After Sale	\$111,459	\$134,526	\$158,977	\$184,896	\$212,369	\$241,491	\$272,360	\$305,081	\$339,765	\$376,531
= Net Profit -\frac{17,230}{129,204} \text{\$165,189} \text{\$203,681} \text{\$244,812} \text{\$288,718} \] Internal Rate of Return -\frac{13.2\psi}{3.0\psi} \text{\$3.0\psi} \text{\$8.4\psi} \text{\$10.7\psi} \text{\$11.9\psi} \text{\$12.5\psi} \text{\$12.8\psi} \text{\$13.0\psi} \text{\$13.0\psi} \text{\$13.0\psi}	+ Cumulative Cash Flow	\$1,567	\$3,683	\$6,364	\$9,627	\$13,490	\$17,970	\$23,086	\$28,857	\$35,303	\$42,444
Internal Rate of Return -13.2% 3.0% 8.4% 10.7% 11.9% 12.5% 12.8% 13.0% 13.0% 13.0%	- Approximate Cash Invest	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257	-\$130,257
	= Net Profit	-\$17,230	\$7,953	\$35,085	\$64,266	\$95,602	\$129,204	\$165,189	\$203,681	\$244,812	\$288,718
Return on Investment -13.2% 6.1% 26.9% 49.3% 73.4% 99.2% 126.8% 156.4% 187.9% 221.7%	Internal Rate of Return	-13.2%	3.0%	8.4%	10.7%	11.9%	12.5%	12.8%	13.0%	13.0%	13.0%
	Return on Investment	-13.2%	6.1%	26.9%	49.3%	73.4%	99.2%	126.8%	156.4%	187.9%	221.7%

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

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