

10 Year Performance Projection

FINANCED
San Tan Valley, AZ 85143
4 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	\$25,200	\$25,956	\$26,735	\$27,537	\$28,363	\$29,214	\$30,090	\$30,993	\$31,923	\$32,880
Vacancy Losses	-\$2,016	-\$2,076	-\$2,139	-\$2,203	-\$2,269	-\$2,337	-\$2,407	-\$2,479	-\$2,554	-\$2,630
Operating Income	\$23,184	\$23,880	\$24,596	\$25,334	\$26,094	\$26,877	\$27,683	\$28,513	\$29,369	\$30,250

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,755	-\$1,808	-\$1,862	-\$1,918	-\$1,975	-\$2,034	-\$2,096	-\$2,158	-\$2,223	-\$2,290
Insurance	-\$585	-\$603	-\$621	-\$639	-\$658	-\$678	-\$699	-\$719	-\$741	-\$763
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	-\$504	-\$519	-\$535	-\$551	-\$567	-\$584	-\$602	-\$620	-\$638	-\$658
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,896	-\$5,043	-\$5,194	-\$5,350	-\$5,510	-\$5,676	-\$5,846	-\$6,021	-\$6,202	-\$6,388

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	\$18,288	\$18,837	\$19,402	\$19,984	\$20,583	\$21,201	\$21,837	\$22,492	\$23,167	\$23,862
- Mortgage Payments	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721	-\$16,721
= 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
+ Appreciation	\$23,399	\$24,803	\$26,292	\$27,869	\$29,541	\$31,314	\$33,192	\$35,184	\$37,295	\$39,533
= Gross Equity Income	\$24,967	\$26,919	\$28,973	\$31,132	\$33,404	\$35,794	\$38,309	\$40,955	\$43,741	\$46,674
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	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993	-\$272,993
= Equity	\$140,396	\$165,200	\$191,491	\$219,360	\$248,902	\$280,215	\$313,408	\$348,592	\$385,887	\$425,420
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	-\$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
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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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