

10 Year Performance Projection

NEW CONSTRUCTION
Mesa, AZ 85212
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
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	-\$2,550	-\$2,626	-\$2,705	-\$2,786	-\$2,870	-\$2,956	-\$3,045	-\$3,136	-\$3,230	-\$3,327
Insurance	-\$1,250	-\$1,287	-\$1,326	-\$1,366	-\$1,407	-\$1,449	-\$1,492	-\$1,537	-\$1,583	-\$1,631
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	-\$6,404	-\$6,596	-\$6,794	-\$6,998	-\$7,208	-\$7,424	-\$7,646	-\$7,876	-\$8,112	-\$8,355

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	\$25,612	\$26,381	\$27,172	\$27,987	\$28,827	\$29,692	\$30,582	\$31,500	\$32,445	\$33,418
- Mortgage Payments	-\$22,519	-\$22,519	-\$22,519	-\$22,519	-\$22,519	-\$22,519	-\$22,519	-\$28,065	-\$28,065	-\$28,065
= Cash Flow	\$3,093	\$3,861	\$4,653	\$5,468	\$6,307	\$7,172	\$8,063	\$3,435	\$4,380	\$5,353
+ Principal Reduction	\$5,173	\$5,437	\$5,714	\$6,006	\$6,313	\$6,635	\$6,974	\$9,901	\$10,510	\$11,158
+ Appreciation	\$29,998	\$31,798	\$33,706	\$35,728	\$37,872	\$40,144	\$42,553	\$45,106	\$47,813	\$50,681
= Gross Equity Income	\$38,264	\$41,096	\$44,073	\$47,202	\$50,492	\$53,952	\$57,590	\$58,442	\$62,703	\$67,192
Capitalization Rate	4.8%	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%	4.0%	3.8%	3.7%
Cash on Cash Return	2.0%	2.4%	2.9%	3.4%	4.0%	4.5%	5.1%	2.2%	2.8%	3.4%
Return on Equity	20.7%	18.5%	16.8%	15.5%	14.5%	13.7%	13.0%	11.7%	11.2%	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	\$529,968	\$561,766	\$595,472	\$631,201	\$669,073	\$709,217	\$751,770	\$796,876	\$844,689	\$895,370
- Loan Balance	-\$344,806	-\$339,369	-\$333,655	-\$327,649	-\$321,336	-\$314,701	-\$307,727	-\$297,826	-\$287,316	-\$276,158
= Equity	\$185,162	\$222,397	\$261,817	\$303,552	\$347,737	\$394,516	\$444,043	\$499,050	\$557,373	\$619,212
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	\$132,165	\$166,220	\$202,270	\$240,432	\$280,829	\$323,594	\$368,866	\$419,363	\$472,904	\$529,675

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$185,162	\$222,397	\$261,817	\$303,552	\$347,737	\$394,516	\$444,043	\$499,050	\$557,373	\$619,212
- Closing Costs	-\$37,098	-\$39,324	-\$41,683	-\$44,184	-\$46,835	-\$49,645	-\$52,624	-\$55,781	-\$59,128	-\$62,676
= Proceeds After Sale	\$148,064	\$183,073	\$220,134	\$259,368	\$300,902	\$344,871	\$391,419	\$443,269	\$498,245	\$556,536
+ Cumulative Cash Flow	\$3,093	\$6,954	\$11,607	\$17,074	\$23,382	\$30,554	\$38,617	\$42,052	\$46,432	\$51,785
- Approximate Cash Invest	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490	-\$158,490
= Net Profit	-\$7,334	\$31,537	\$73,250	\$117,952	\$165,793	\$216,934	\$271,545	\$326,830	\$386,186	\$449,831
Internal Rate of Return	-4.6%	9.6%	13.7%	15.3%	15.9%	16.1%	16.0%	15.8%	15.6%	15.3%
Return on Investment	-4.6%	19.9%	46.2%	74.4%	104.6%	136.9%	171.3%	206.2%	243.7%	283.8%

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