10 Year Performance Projection

FINANCED San Tan Valley, AZ 85143 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	\$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	-\$2,326	-\$2,396	-\$2,468	-\$2,542	-\$2,618	-\$2,697	-\$2,778	-\$2,861	-\$2,947	-\$3,035
Insurance	-\$846	-\$871	-\$898	-\$924	-\$952	-\$981	-\$1,010	-\$1,040	-\$1,072	-\$1,104
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,080	-\$1,112	-\$1,146	-\$1,180	-\$1,216	-\$1,252	-\$1,290	-\$1,328	-\$1,368	-\$1,409
Maintenance	-\$504	-\$519	-\$535	-\$551	-\$567	-\$584	-\$602	-\$620	-\$638	-\$658
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,756	-\$4,899	-\$5,046	-\$5,197	-\$5,353	-\$5,514	-\$5,679	-\$5,850	-\$6,025	-\$6,206
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	\$18,428	\$18,980	\$19,550	\$20,136	\$20,740	\$21,363	\$22,003	\$22,664	\$23,344	\$24,044
- Mortgage Payments	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136	-\$18,136
= Cash Flow	\$292	\$845	\$1,414	\$2,001	\$2,605	\$3,227	\$3,868	\$4,528	\$5,208	\$5,908
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$25,379	\$26,902	\$28,516	\$30,227	\$32,041	\$33,963	\$36,001	\$38,161	\$40,451	\$42,878
= Gross Equity Income	\$25,671	\$27,747	\$29,930	\$32,228	\$34,646	\$37,190	\$39,869	\$42,689	\$45,659	\$48,786
Capitalization Rate	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%
Cash on Cash Return	0.2%	0.6%	0.9%	1.3%	1.7%	2.1%	2.5%	3.0%	3.4%	3.9%
Return on Equity	16.9%	15.5%	14.4%	13.5%	12.8%	12.2%	11.7%	11.3%	10.9%	10.6%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$448,369	\$475,272	\$503,788	\$534,015	\$566,056	\$600,019	\$636,021	\$674,182	\$714,633	\$757,511
- Loan Balance	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093	-\$296,093
= Equity	\$152,276	\$179,179	\$207,695	\$237,922	\$269,963	\$303,926	\$339,928	\$378,089	\$418,540	\$461,418
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	\$107,439	\$131,651	\$157,316	\$184,521	\$213,357	\$243,924	\$276,326	\$310,671	\$347,076	\$385,667
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$152,276	\$179,179	\$207,695	\$237,922	\$269,963	\$303,926	\$339,928	\$378,089	\$418,540	\$461,418
- Closing Costs	-\$31,386	-\$33,269	-\$35,265	-\$37,381	-\$39,624	-\$42,001	-\$44,521	-\$47,193	-\$50,024	-\$53,026
= Proceeds After Sale	\$120,891	\$145,910	\$172,430	\$200,541	\$230,339	\$261,925	\$295,406	\$330,896	\$368,515	\$408,392
+ Cumulative Cash Flow	\$292	\$1,137	\$2,551	\$4,551	\$7,156	\$10,383	\$14,251	\$18,778	\$23,986	\$29,894
- Approximate Cash Invest	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450	-\$152,450
= Net Profit	-\$31,267	-\$5,404	\$22,531	\$52,643	\$85,045	\$119,858	\$157,207	\$197,225	\$240,052	\$285,837
Internal Rate of Return	-20.5%	-1.8%	4.7%	7.7%	9.3%	10.3%	10.8%	11.1%	11.3%	11.4%
Return on Investment	-20.5%	-3.5%	14.8%	34.5%	55.8%	78.6%	103.1%	129.4%	157.5%	187.5%

^{*}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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