

10 Year Performance Projection

CASH  
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
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	-\$1,850	-\$1,905	-\$1,963	-\$2,021	-\$2,082	-\$2,145	-\$2,209	-\$2,275	-\$2,343	-\$2,414
Insurance	-\$555	-\$572	-\$589	-\$606	-\$625	-\$643	-\$663	-\$683	-\$703	-\$724
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	-\$3,989	-\$4,109	-\$4,232	-\$4,359	-\$4,490	-\$4,624	-\$4,763	-\$4,906	-\$5,053	-\$5,205

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	\$19,195	\$19,771	\$20,364	\$20,975	\$21,604	\$22,252	\$22,920	\$23,608	\$24,316	\$25,045
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$19,195	\$19,771	\$20,364	\$20,975	\$21,604	\$22,252	\$22,920	\$23,608	\$24,316	\$25,045
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$22,199	\$23,531	\$24,943	\$26,440	\$28,026	\$29,708	\$31,490	\$33,380	\$35,382	\$37,505
= Gross Equity Income	\$41,394	\$43,302	\$45,307	\$47,415	\$49,630	\$51,960	\$54,410	\$56,987	\$59,698	\$62,551
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	5.1%	5.2%	5.4%	5.6%	5.7%	5.9%	6.1%	6.3%	6.4%	6.6%
Return on Equity	10.6%	10.4%	10.3%	10.2%	10.0%	9.9%	9.8%	9.7%	9.6%	9.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$392,189	\$415,721	\$440,664	\$467,104	\$495,130	\$524,838	\$556,328	\$589,708	\$625,090	\$662,596
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$392,189	\$415,721	\$440,664	\$467,104	\$495,130	\$524,838	\$556,328	\$589,708	\$625,090	\$662,596
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	\$352,970	\$374,149	\$396,598	\$420,393	\$445,617	\$472,354	\$500,695	\$530,737	\$562,581	\$596,336

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$392,189	\$415,721	\$440,664	\$467,104	\$495,130	\$524,838	\$556,328	\$589,708	\$625,090	\$662,596
- Closing Costs	-\$27,453	-\$29,100	-\$30,846	-\$32,697	-\$34,659	-\$36,739	-\$38,943	-\$41,280	-\$43,756	-\$46,382
= Proceeds After Sale	\$364,736	\$386,620	\$409,818	\$434,407	\$460,471	\$488,099	\$517,385	\$548,428	\$581,334	\$616,214
+ Cumulative Cash Flow	\$19,195	\$38,966	\$59,330	\$80,305	\$101,909	\$124,162	\$147,081	\$170,689	\$195,005	\$220,050
- Approximate Cash Invest	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390	-\$377,390
= Net Profit	\$6,541	\$48,196	\$91,758	\$137,322	\$184,990	\$234,871	\$287,077	\$341,727	\$398,949	\$458,874
Internal Rate of Return	1.7%	6.3%	7.9%	8.6%	9.0%	9.3%	9.5%	9.6%	9.7%	9.7%
Return on Investment	1.7%	12.8%	24.3%	36.4%	49.0%	62.2%	76.1%	90.6%	105.7%	121.6%

\*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](http://www.JasonHartman.com) or 1-714-820-4200 ext. 2

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