10 Year Performance Projection

Great location!
Queen Creek, AZ 85142
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	$28,800	$29,664	$30,554	$31,471	$32,415	$33,387	$34,389	$35,420	$36,483	$37,577
Vacancy Losses	-$2,304	-$2,373	-$2,444	-$2,518	-$2,593	-$2,671	-$2,751	-$2,834	-$2,919	-$3,006
Operating Income	**$26,496**	**$27,291**	**$28,110**	**$28,953**	**$29,821**	**$30,716**	**$31,638**	**$32,587**	**$33,564**	**$34,571**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,604	-$2,682	-$2,763	-$2,846	-$2,931	-$3,019	-$3,110	-$3,203	-$3,299	-$3,398
Insurance	-$947	-$975	-$1,005	-$1,035	-$1,066	-$1,098	-$1,131	-$1,165	-$1,200	-$1,236
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	-$1,788	-$1,842	-$1,897	-$1,954	-$2,012	-$2,073	-$2,135	-$2,199	-$2,265	-$2,333
Maintenance	-$576	-$593	-$611	-$629	-$648	-$668	-$688	-$708	-$730	-$752
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,915**	**-$6,093**	**-$6,276**	**-$6,464**	**-$6,658**	**-$6,858**	**-$7,063**	**-$7,275**	**-$7,493**	**-$7,718**

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	**$20,581**	**$21,198**	**$21,834**	**$22,489**	**$23,164**	**$23,859**	**$24,574**	**$25,312**	**$26,071**	**$26,853**
- Mortgage Payments	-$21,328	-$21,328	-$21,328	-$21,328	-$21,328	-$21,328	-$21,328	-$26,580	-$26,580	-$26,580
= Cash Flow	**-$747**	**-$130**	**$506**	**$1,161**	**$1,836**	**$2,530**	**$3,246**	**-$1,268**	**-$509**	**$273**
+ Principal Reduction	$4,899	$5,149	$5,412	$5,688	$5,979	$6,284	$6,605	$9,377	$9,954	$10,567
+ Appreciation	$28,411	$30,116	$31,923	$33,838	$35,868	$38,021	$40,302	$42,720	$45,283	$48,000
= Gross Equity Income	**$32,563**	**$35,135**	**$37,841**	**$40,687**	**$43,683**	**$46,835**	**$50,153**	**$50,828**	**$54,728**	**$58,840**
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	-0.5%	-0.1%	0.3%	0.7%	1.2%	1.6%	2.1%	-0.8%	-0.3%	0.2%
Return on Equity	18.6%	16.7%	15.3%	14.2%	13.3%	12.5%	11.9%	10.8%	10.4%	10.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$501,930	$532,046	$563,969	$597,807	$633,675	$671,696	$711,997	$754,717	$800,000	$848,000
- Loan Balance	-$326,564	-$321,415	-$316,003	-$310,314	-$304,335	-$298,051	-$291,446	-$282,069	-$272,115	-$261,548
= Equity	**$175,366**	**$210,631**	**$247,966**	**$287,492**	**$329,340**	**$373,644**	**$420,551**	**$472,648**	**$527,886**	**$586,453**
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	$125,173	$157,426	$191,569	$227,712	$265,972	$306,475	$349,351	$397,176	$447,886	$501,653

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$175,366	$210,631	$247,966	$287,492	$329,340	$373,644	$420,551	$472,648	$527,886	$586,453
- Closing Costs	-$35,135	-$37,243	-$39,478	-$41,846	-$44,357	-$47,019	-$49,840	-$52,830	-$56,000	-$59,360
= Proceeds After Sale	**$140,231**	**$173,388**	**$208,488**	**$245,646**	**$284,983**	**$326,626**	**$370,711**	**$419,818**	**$471,886**	**$527,093**
+ Cumulative Cash Flow	-$747	-$878	-$372	$789	$2,625	$5,155	$8,402	$7,133	$6,624	$6,897
- Approximate Cash Invest	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155	-$158,155
= Net Profit	**-$18,672**	**$14,355**	**$49,961**	**$88,280**	**$129,452**	**$173,626**	**$220,958**	**$268,796**	**$320,354**	**$375,835**
Internal Rate of Return	-11.8%	4.4%	9.6%	11.7%	12.7%	13.1%	13.3%	13.3%	13.2%	13.0%
Return on Investment	-11.8%	9.1%	31.6%	55.8%	81.9%	109.8%	139.7%	170.0%	202.6%	237.6%

*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 or 1-714-820-4200 ext. 2
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