

10 Year Performance Projection

Co-Living Property
Mesa, AZ 85203
8 bedrooms 3 bathrooms 1971 year built 2025 year remodeled

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$89,400	\$92,082	\$94,844	\$97,690	\$100,620	\$103,639	\$106,748	\$109,951	\$113,249	\$116,647
Vacancy Losses	-\$7,152	-\$7,367	-\$7,588	-\$7,815	-\$8,050	-\$8,291	-\$8,540	-\$8,796	-\$9,060	-\$9,332
Operating Income	\$82,248	\$84,715	\$87,257	\$89,875	\$92,571	\$95,348	\$98,208	\$101,155	\$104,189	\$107,315

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,989	-\$2,049	-\$2,110	-\$2,173	-\$2,239	-\$2,306	-\$2,375	-\$2,446	-\$2,520	-\$2,595
Insurance	-\$1,989	-\$2,049	-\$2,110	-\$2,173	-\$2,239	-\$2,306	-\$2,375	-\$2,446	-\$2,520	-\$2,595
Management Fees	-\$13,160	-\$13,554	-\$13,961	-\$14,380	-\$14,811	-\$15,256	-\$15,713	-\$16,185	-\$16,670	-\$17,170
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$2,682	-\$2,762	-\$2,845	-\$2,931	-\$3,019	-\$3,109	-\$3,202	-\$3,299	-\$3,397	-\$3,499
Other	-\$9,600	-\$9,888	-\$10,185	-\$10,490	-\$10,805	-\$11,129	-\$11,463	-\$11,807	-\$12,161	-\$12,526
Operating Expenses	-\$29,420	-\$30,302	-\$31,211	-\$32,148	-\$33,112	-\$34,105	-\$35,129	-\$36,182	-\$37,268	-\$38,386

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	\$52,828	\$54,413	\$56,046	\$57,727	\$59,459	\$61,243	\$63,080	\$64,972	\$66,921	\$68,929
- Mortgage Payments	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418
= Cash Flow	\$20,411	\$21,996	\$23,628	\$25,309	\$27,041	\$28,825	\$30,662	\$32,555	\$34,504	\$36,511
+ Principal Reduction	\$5,141	\$5,472	\$5,824	\$6,199	\$6,597	\$7,022	\$7,473	\$7,954	\$8,466	\$9,010
+ Appreciation	\$35,100	\$37,206	\$39,438	\$41,805	\$44,313	\$46,972	\$49,790	\$52,777	\$55,944	\$59,301
= Gross Equity Income	\$60,652	\$64,674	\$68,890	\$73,313	\$77,951	\$82,818	\$87,925	\$93,286	\$98,913	\$104,822
Capitalization Rate	8.5%	8.3%	8.0%	7.8%	7.6%	7.4%	7.2%	7.0%	6.8%	6.6%
Cash on Cash Return	12.2%	13.2%	14.2%	15.2%	16.2%	17.3%	18.4%	19.5%	20.7%	21.9%
Return on Equity	32.5%	28.2%	25.1%	22.7%	20.9%	19.4%	18.1%	17.1%	16.2%	15.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$620,100	\$657,306	\$696,744	\$738,549	\$782,862	\$829,834	\$879,624	\$932,401	\$988,345	\$1,047,646
- Loan Balance	-\$433,609	-\$428,137	-\$422,313	-\$416,114	-\$409,517	-\$402,496	-\$395,022	-\$387,068	-\$378,603	-\$369,593
= Equity	\$186,491	\$229,169	\$274,431	\$322,435	\$373,345	\$427,338	\$484,601	\$545,333	\$609,742	\$678,053
Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.3%	48.5%	44.9%	41.5%	38.3%	35.3%
Potential Cash-Out Refi	\$124,481	\$163,439	\$204,757	\$248,580	\$295,059	\$344,355	\$396,639	\$452,093	\$510,908	\$573,288

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$186,491	\$229,169	\$274,431	\$322,435	\$373,345	\$427,338	\$484,601	\$545,333	\$609,742	\$678,053
- Closing Costs	-\$43,407	-\$46,011	-\$48,772	-\$51,698	-\$54,800	-\$58,088	-\$61,574	-\$65,268	-\$69,184	-\$73,335
= Proceeds After Sale	\$143,084	\$183,158	\$225,659	\$270,736	\$318,545	\$369,250	\$423,028	\$480,065	\$540,558	\$604,718
+ Cumulative Cash Flow	\$20,411	\$42,406	\$66,034	\$91,344	\$118,385	\$147,210	\$177,872	\$210,427	\$244,931	\$281,442
- Approximate Cash Invest	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725
= Net Profit	-\$3,230	\$58,839	\$124,969	\$195,355	\$270,205	\$349,735	\$434,175	\$523,767	\$618,764	\$719,435
Internal Rate of Return	-1.9%	17.2%	22.6%	24.4%	24.9%	24.9%	24.7%	24.4%	24.0%	23.6%
Return on Investment	-1.9%	35.3%	75.0%	117.2%	162.1%	209.8%	260.4%	314.2%	371.1%	431.5%

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