10 Year Performance Projection

Growing area near TSMC Surprise, AZ 85387

3 bedrooms 2 bathrooms 2025 year built

Projected Rent \$24,000 \$24,720 \$26,462 \$26,225 \$27,012 \$27,823 \$28,867 \$29,517 \$30,402 \$31,315 Vacancy Losses \$4,920 \$4,178 \$2,037 \$2,096 \$42,161 \$2,225 \$2,226 \$2,236 \$2,261 \$24,242 \$2,5869	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Poperating Income	Projected Rent	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Property Taxes	Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Property Taxes \$1,600 \$1,646 \$1,697 \$1,748 \$1,000 \$1,810 \$1,910 \$1,910 \$2,027 \$2,028 Insurance \$500 \$524 \$349 \$374 \$500 \$927 \$955 \$598 \$1,013 \$1,044 Management Fees \$30 \$50	Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809
Incurance	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees -\$0	Property Taxes	-\$1,600	-\$1,648	-\$1,697	-\$1,748	-\$1,801	-\$1,855	-\$1,910	-\$1,968	-\$2,027	-\$2,088
Leasing/Advertising Fees -\$0 <td>Insurance</td> <td>-\$800</td> <td>-\$824</td> <td>-\$849</td> <td>-\$874</td> <td>-\$900</td> <td>-\$927</td> <td>-\$955</td> <td>-\$984</td> <td>-\$1,013</td> <td>-\$1,044</td>	Insurance	-\$800	-\$824	-\$849	-\$874	-\$900	-\$927	-\$955	-\$984	-\$1,013	-\$1,044
Association Fees	Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other Operating Expenses -\$0 <td>Association Fees</td> <td>-\$1,788</td> <td>-\$1,842</td> <td>-\$1,897</td> <td>-\$1,954</td> <td>-\$2,012</td> <td>-\$2,073</td> <td>-\$2,135</td> <td>-\$2,199</td> <td>-\$2,265</td> <td>-\$2,333</td>	Association Fees	-\$1,788	-\$1,842	-\$1,897	-\$1,954	-\$2,012	-\$2,073	-\$2,135	-\$2,199	-\$2,265	-\$2,333
Net Operating Expenses \$4,668 \$4,808 \$4,902 \$5,101 \$5,254 \$5,411 \$5,574 \$5,741 \$5,913 \$6,091 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 \$17,412 \$17,934 \$18,472 \$19,027 \$19,997 \$20,185 \$20,791 \$21,415 \$22,057 \$22,719 Mortgage Payments \$-\$17,024 \$-\$	Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Income \$17,412 \$17,934 \$18,472 \$19,027 \$19,597 \$20,185 \$20,791 \$21,415 \$22,057 \$22,719 - Mortgage Payments -\$17,024 \$17,024 -\$17,024 \$12,024 \$12,024	Operating Expenses	-\$4,668	-\$4,808	-\$4,952	-\$5,101	-\$5,254	-\$5,411	-\$5,574	-\$5,741	-\$5,913	-\$6,091
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Cash Flow \$388 \$910 \$1,448 \$2,002 \$2,573 \$3,161 \$3,767 \$4,390 \$5,033 \$5,695 + Principal Reduction \$4,517 \$4,724 \$4,941 \$5,168 \$5,406 \$5,654 \$5,914 \$6,186 \$6,470 \$6,767 + Appreciation \$23,999 \$25,439 \$26,966 \$28,584 \$30,299 \$32,117 \$34,044 \$36,086 \$38,251 \$40,546 = Gross Equity Income \$28,904 \$31,074 \$33,355 \$35,755 \$38,278 \$40,932 \$43,724 \$46,662 \$49,754 \$53,008 Cash on Cash Return 0.3% 0.7% 1.1% 1.5% 2.0% 2.4% 2.9% 3.4% 3.9% 3.2% Return on Equity 19.5% 17.4% 15.8% 14.6% 13.7% 12.9% 12.2% 11.7% 11.2% 10.8% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Net Operating Income	\$17,412	\$17,934	\$18,472	\$19,027	\$19,597	\$20,185	\$20,791	\$21,415	\$22,057	\$22,719
+ Principal Reduction \$4.517 \$4.724 \$4.941 \$5.168 \$5.406 \$5.654 \$5.914 \$6.186 \$6.470 \$6.767 \$4.000 \$23.999 \$25.439 \$26.966 \$28.584 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.299 \$32.117 \$34.044 \$36.086 \$38.251 \$40.546 \$30.080 \$39.218 \$34.724 \$46.662 \$49.754 \$53.008 \$34.000 \$3.90 \$3.80 \$3.700 \$3.80 \$3.50 \$3.50 \$3.40 \$3.30 \$3.200 \$3.80 \$3.50 \$3.50 \$3.40 \$3.30 \$3.200 \$3.80 \$3.50 \$3.50 \$3.40 \$3.30 \$3.200 \$3.80 \$3.50 \$3.50 \$3.40 \$3.90 \$4.400 \$3.90 \$3.80 \$3.50 \$3.50 \$3.40 \$3.90 \$4.400 \$3.90 \$3.80 \$3.50 \$3.50 \$3.40 \$3.90 \$4.400 \$3.90 \$3.80 \$3.50 \$3.50 \$3.40 \$3.90 \$4.400 \$3.90 \$3.80 \$3.50 \$3.50 \$3.50 \$3.40 \$3.90 \$4.400 \$3.90 \$3.80 \$3.50 \$3.50 \$3.50 \$3.20 \$3.50 \$3.20 \$3.50 \$3.50 \$3.40 \$3.90 \$3.50 \$3	- Mortgage Payments	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024	-\$17,024
+ Appreciation \$23,999 \$25,439 \$26,966 \$28,584 \$30,299 \$32,117 \$34,044 \$36,086 \$38,251 \$40,546 e Gross Equity Income \$28,904 \$31,074 \$33,355 \$35,755 \$38,278 \$40,932 \$43,724 \$46,662 \$49,754 \$53,008 Capitalization Rate	= Cash Flow	\$388	\$910	\$1,448	\$2,002	\$2,573	\$3,161	\$3,767	\$4,390	\$5,033	\$5,695
### Gross Equity Income \$28,904 \$31,074 \$33,355 \$35,755 \$38,278 \$40,932 \$43,724 \$46,662 \$49,754 \$53,008	+ Principal Reduction	\$4,517	\$4,724	\$4,941	\$5,168	\$5,406	\$5,654	\$5,914	\$6,186	\$6,470	\$6,767
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 0.3% 0.7% 1.1% 1.5% 2.0% 2.4% 2.9% 3.4% 3.9% 4.4% Return on Equity 19.5% 17.4% 15.8% 14.6% 13.7% 12.9% 12.2% 11.7% 11.2% 10.8% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$423,989 \$449,429 \$476,394 \$504,978 \$535,277 \$567,393 \$601,437 \$637,523 \$675,775 \$716,321 Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,462 -\$231,012 -\$224,245 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 <td< td=""><td>+ Appreciation</td><td>\$23,999</td><td>\$25,439</td><td>\$26,966</td><td>\$28,584</td><td>\$30,299</td><td>\$32,117</td><td>\$34,044</td><td>\$36,086</td><td>\$38,251</td><td>\$40,546</td></td<>	+ Appreciation	\$23,999	\$25,439	\$26,966	\$28,584	\$30,299	\$32,117	\$34,044	\$36,086	\$38,251	\$40,546
Cash on Cash Return 0.3% 0.7% 1.1% 1.5% 2.0% 2.4% 2.9% 3.4% 3.9% 4.4% Return on Equity 19.5% 17.4% 15.8% 14.6% 13.7% 12.9% 12.2% 11.7% 11.2% 10.8% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$423,989 \$449,429 \$476,394 \$504,978 \$535,277 \$567,393 \$601,437 \$637,523 \$675,775 \$716,321 Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,482 -\$231,012 -\$224,245 = Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3%	= Gross Equity Income	\$28,904	\$31,074	\$33,355	\$35,755	\$38,278	\$40,932	\$43,724	\$46,662	\$49,754	\$53,008
Return on Equity 19.5% 17.4% 15.8% 14.6% 13.7% 12.9% 12.2% 11.7% 11.2% 10.8% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$423,989 \$449,429 \$476,394 \$504,978 \$535,277 \$567,393 \$601,437 \$637,523 \$675,775 \$716,321 Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,482 -\$231,012 -\$224,245 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289<	Capitalization Rate	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$423,989 \$449,429 \$476,394 \$504,978 \$535,277 \$567,393 \$601,437 \$637,523 \$675,775 \$716,321 - Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,482 -\$231,012 -\$224,245 = Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7	Cash on Cash Return	0.3%	0.7%	1.1%	1.5%	2.0%	2.4%	2.9%	3.4%	3.9%	4.4%
Market Value \$423,989 \$449,429 \$476,394 \$504,978 \$535,277 \$567,393 \$601,437 \$637,523 \$675,775 \$716,321 - Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,482 -\$231,012 -\$224,245 = Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 = Net Profit -\$10,375 \$18,918 \$50,386 \$84,140 \$120,297 \$158,981 \$200,322 \$244,458 \$291,535 \$341,705 Internal Rate of Return -8.0% 7.1% 11.6% 13.4% 14.2% 14.5% 14.5% 14.5% 14.6% 14.4% 14.3% 14.2%	Return on Equity	19.5%	17.4%	15.8%	14.6%	13.7%	12.9%	12.2%	11.7%	11.2%	10.8%
-Loan Balance -\$275,476 -\$270,752 -\$265,810 -\$260,642 -\$255,236 -\$249,582 -\$243,668 -\$237,482 -\$231,012 -\$224,245 = Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,59	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 \$400,041 \$400,04	Market Value	\$423,989	\$449,429	\$476,394	\$504,978	\$535,277	\$567,393	\$601,437	\$637,523	\$675,775	\$716,321
Loan-to-Value Ratio 65.0% 60.2% 55.8% 51.6% 47.7% 44.0% 40.5% 37.3% 34.2% 31.3% Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 <t< td=""><td>- Loan Balance</td><td>-\$275,476</td><td>-\$270,752</td><td>-\$265,810</td><td>-\$260,642</td><td>-\$255,236</td><td>-\$249,582</td><td>-\$243,668</td><td>-\$237,482</td><td>-\$231,012</td><td>-\$224,245</td></t<>	- Loan Balance	-\$275,476	-\$270,752	-\$265,810	-\$260,642	-\$255,236	-\$249,582	-\$243,668	-\$237,482	-\$231,012	-\$224,245
Potential Cash-Out Refi \$106,114 \$133,734 \$162,945 \$193,838 \$226,513 \$261,072 \$297,626 \$336,289 \$377,185 \$420,444 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 <td< td=""><td>= Equity</td><td>\$148,513</td><td>\$178,677</td><td>\$210,584</td><td>\$244,336</td><td>\$280,041</td><td>\$317,812</td><td>\$357,769</td><td>\$400,041</td><td>\$444,762</td><td>\$492,076</td></td<>	= Equity	\$148,513	\$178,677	\$210,584	\$244,336	\$280,041	\$317,812	\$357,769	\$400,041	\$444,762	\$492,076
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597	Loan-to-Value Ratio	65.0%	60.2%	55.8%	51.6%	47.7%	44.0%	40.5%	37.3%	34.2%	31.3%
Equity \$148,513 \$178,677 \$210,584 \$244,336 \$280,041 \$317,812 \$357,769 \$400,041 \$444,762 \$492,076 - Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 -\$129,597 = Net Profit -\$10,375 \$18,918 \$50,386 \$84,140 \$120,297 \$158,981 \$200,322 \$244,458 \$291,535 \$341,705 Internal Rate of Return -8.0% 7.1% 11.6% 13.4% 14.2% 14.5% 14.5% 14.5% 14.4% 14.3% 14.2%	Potential Cash-Out Refi	\$106,114	\$133,734	\$162,945	\$193,838	\$226,513	\$261,072	\$297,626	\$336,289	\$377,185	\$420,444
- Closing Costs -\$29,679 -\$31,460 -\$33,348 -\$35,348 -\$37,469 -\$39,718 -\$42,101 -\$44,627 -\$47,304 -\$50,142 = Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$129,	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$118,834 \$147,217 \$177,237 \$208,988 \$242,571 \$278,094 \$315,669 \$355,414 \$397,458 \$441,933 + Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597	Equity	\$148,513	\$178,677	\$210,584	\$244,336	\$280,041	\$317,812	\$357,769	\$400,041	\$444,762	\$492,076
+ Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$	- Closing Costs	-\$29,679	-\$31,460	-\$33,348	-\$35,348	-\$37,469	-\$39,718	-\$42,101	-\$44,627	-\$47,304	-\$50,142
+ Cumulative Cash Flow \$388 \$1,298 \$2,746 \$4,749 \$7,322 \$10,483 \$14,250 \$18,641 \$23,674 \$29,368 - Approximate Cash Invest -\$129,597 -\$	= Proceeds After Sale	\$118,834	\$147,217	\$177,237	\$208,988	\$242,571	\$278,094	\$315,669	\$355,414	\$397,458	\$441,933
= Net Profit -\\$10,375 \ \$18,918 \ \$50,386 \ \$84,140 \ \$120,297 \ \$158,981 \ \$200,322 \ \$244,458 \ \$291,535 \ \$341,705 \ Internal Rate of Return \ -8.0% \ 7.1% \ 11.6% \ 13.4% \ 14.2% \ 14.5% \ 14.5% \ 14.5% \ 14.6% \ 14.4% \ 14.3% \ 14.2%	+ Cumulative Cash Flow	\$388	\$1,298	\$2,746	\$4,749	\$7,322	\$10,483	\$14,250	\$18,641	\$23,674	\$29,368
Internal Rate of Return -8.0% 7.1% 11.6% 13.4% 14.2% 14.5% 14.5% 14.4% 14.3% 14.2%	- Approximate Cash Invest	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597	-\$129,597
	= Net Profit	-\$10,375	\$18,918	\$50,386	\$84,140	\$120,297	\$158,981	\$200,322	\$244,458	\$291,535	\$341,705
Return on Investment -8.0% 14.6% 38.9% 64.9% 92.8% 122.7% 154.6% 188.6% 225.0% 263.7%	Internal Rate of Return	-8.0%	7.1%	11.6%	13.4%	14.2%	14.5%	14.5%	14.4%	14.3%	14.2%
	Return on Investment	-8.0%	14.6%	38.9%	64.9%	92.8%	122.7%	154.6%	188.6%	225.0%	263.7%

^{*}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

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI. Find investments at www.JasonHartman.com/Properties

Subject to Terms of Service and Privacy Policy

Make your own dynamic proformas for FREE at www.PropertyTracker.com | © 2004-2025