

10 Year Performance Projection

New Construction near TSMC
Surprise, AZ 85361
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	\$24,600	\$25,338	\$26,098	\$26,881	\$27,688	\$28,518	\$29,374	\$30,255	\$31,163	\$32,097
Vacancy Losses	-\$1,968	-\$2,027	-\$2,088	-\$2,150	-\$2,215	-\$2,281	-\$2,350	-\$2,420	-\$2,493	-\$2,568
Operating Income	\$22,632	\$23,311	\$24,010	\$24,731	\$25,473	\$26,237	\$27,024	\$27,835	\$28,670	\$29,530

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,624	-\$1,672	-\$1,723	-\$1,774	-\$1,828	-\$1,882	-\$1,939	-\$1,997	-\$2,057	-\$2,119
Insurance	-\$812	-\$836	-\$861	-\$887	-\$914	-\$941	-\$969	-\$999	-\$1,028	-\$1,059
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	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Maintenance	-\$492	-\$507	-\$522	-\$538	-\$554	-\$570	-\$587	-\$605	-\$623	-\$642
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,128	-\$4,252	-\$4,379	-\$4,510	-\$4,646	-\$4,785	-\$4,929	-\$5,077	-\$5,229	-\$5,386

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	\$18,504	\$19,059	\$19,631	\$20,220	\$20,827	\$21,452	\$22,095	\$22,758	\$23,441	\$24,144
- Mortgage Payments	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471	-\$18,471
= Cash Flow	\$34	\$589	\$1,161	\$1,750	\$2,356	\$2,981	\$3,625	\$4,287	\$4,970	\$5,673
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$24,357	\$25,818	\$27,367	\$29,009	\$30,750	\$32,595	\$34,550	\$36,623	\$38,821	\$41,150
= Gross Equity Income	\$24,391	\$26,407	\$28,528	\$30,759	\$33,106	\$35,576	\$38,175	\$40,911	\$43,791	\$46,824
Capitalization Rate	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%
Cash on Cash Return	0.0%	0.4%	0.9%	1.3%	1.8%	2.3%	2.8%	3.3%	3.8%	4.3%
Return on Equity	16.7%	15.4%	14.3%	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	\$430,302	\$456,120	\$483,487	\$512,496	\$543,246	\$575,841	\$610,391	\$647,015	\$685,836	\$726,986
- Loan Balance	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162	-\$284,162
= Equity	\$146,140	\$171,958	\$199,325	\$228,335	\$259,084	\$291,679	\$326,230	\$362,853	\$401,674	\$442,824
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	\$103,110	\$126,346	\$150,977	\$177,085	\$204,760	\$234,095	\$265,191	\$298,152	\$333,090	\$370,126

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$146,140	\$171,958	\$199,325	\$228,335	\$259,084	\$291,679	\$326,230	\$362,853	\$401,674	\$442,824
- Closing Costs	-\$30,121	-\$31,928	-\$33,844	-\$35,875	-\$38,027	-\$40,309	-\$42,727	-\$45,291	-\$48,008	-\$50,889
= Proceeds After Sale	\$116,019	\$140,030	\$165,481	\$192,460	\$221,057	\$251,370	\$283,502	\$317,562	\$353,666	\$391,935
+ Cumulative Cash Flow	\$34	\$623	\$1,783	\$3,533	\$5,889	\$8,870	\$12,495	\$16,783	\$21,753	\$27,426
- Approximate Cash Invest	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526	-\$131,526
= Net Profit	-\$15,473	\$9,126	\$35,739	\$64,467	\$95,420	\$128,715	\$164,471	\$202,819	\$243,892	\$287,835
Internal Rate of Return	-11.8%	3.4%	8.4%	10.5%	11.6%	12.2%	12.4%	12.6%	12.6%	12.6%
Return on Investment	-11.8%	6.9%	27.2%	49.0%	72.5%	97.9%	125.0%	154.2%	185.4%	218.8%

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