

10 Year Performance Projection

Financed
San Tan Valley, AZ 85140
4bd | 2ba | Built: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,480	-\$1,524	-\$1,570	-\$1,617	-\$1,666	-\$1,716	-\$1,767	-\$1,820	-\$1,875	-\$1,931
Insurance	-\$740	-\$762	-\$785	-\$809	-\$833	-\$858	-\$884	-\$910	-\$937	-\$966
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	-\$1,020	-\$1,051	-\$1,082	-\$1,115	-\$1,148	-\$1,182	-\$1,218	-\$1,254	-\$1,292	-\$1,331
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,720	-\$3,832	-\$3,946	-\$4,065	-\$4,187	-\$4,312	-\$4,442	-\$4,575	-\$4,712	-\$4,854

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	\$18,360	\$18,911	\$19,478	\$20,063	\$20,664	\$21,284	\$21,923	\$22,581	\$23,258	\$23,956
- Mortgage Payments	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037	-\$18,037
= Cash Flow	\$323	\$874	\$1,441	\$2,026	\$2,627	\$3,247	\$3,886	\$4,544	\$5,221	\$5,919
+ 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	\$22,523	\$24,405	\$26,384	\$28,465	\$30,654	\$32,955	\$35,376	\$37,923	\$40,603	\$43,424
Capitalization Rate	4.7%	4.5%	4.4%	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%
Cash on Cash Return	0.3%	0.9%	1.4%	2.0%	2.6%	3.2%	3.8%	4.5%	5.1%	5.8%
Return on Equity	19.6%	17.7%	16.2%	15.0%	14.1%	13.3%	12.7%	12.1%	11.7%	11.3%

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	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492	-\$277,492
= Equity	\$114,697	\$138,228	\$163,172	\$189,611	\$217,638	\$247,345	\$278,836	\$312,215	\$347,598	\$385,103
Loan-to-Value Ratio	70.8%	66.7%	63.0%	59.4%	56.0%	52.9%	49.9%	47.1%	44.4%	41.9%
Potential Cash-Out Refi	\$75,478	\$96,656	\$119,105	\$142,901	\$168,125	\$194,862	\$223,203	\$253,245	\$285,089	\$318,844

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$114,697	\$138,228	\$163,172	\$189,611	\$217,638	\$247,345	\$278,836	\$312,215	\$347,598	\$385,103
- 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	\$87,244	\$109,128	\$132,325	\$156,914	\$182,978	\$210,607	\$239,893	\$270,936	\$303,841	\$338,722
+ Cumulative Cash Flow	\$323	\$1,197	\$2,638	\$4,664	\$7,291	\$10,539	\$14,425	\$18,968	\$24,189	\$30,108
- Approximate Cash Invest	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747	-\$101,747
= Net Profit	-\$14,181	\$8,578	\$33,216	\$59,831	\$88,522	\$119,398	\$152,570	\$188,157	\$226,283	\$267,082
Internal Rate of Return	-13.9%	4.1%	9.9%	12.4%	13.5%	14.0%	14.3%	14.3%	14.3%	14.2%
Return on Investment	-13.9%	8.4%	32.6%	58.8%	87.0%	117.3%	149.9%	184.9%	222.4%	262.5%

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

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