

10 Year Performance Projection

Cash

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	-\$1,507	-\$1,553	-\$1,599	-\$1,647	-\$1,697	-\$1,748	-\$1,800	-\$1,854	-\$1,910	-\$1,967
Insurance	-\$502	-\$518	-\$533	-\$549	-\$566	-\$583	-\$600	-\$618	-\$637	-\$656
Management Fees	-\$1,766	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,238	-\$2,305
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	-\$5,276	-\$5,435	-\$5,598	-\$5,766	-\$5,939	-\$6,117	-\$6,300	-\$6,489	-\$6,684	-\$6,884

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	\$16,804	\$17,308	\$17,827	\$18,362	\$18,913	\$19,480	\$20,064	\$20,666	\$21,286	\$21,925
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$16,804	\$17,308	\$17,827	\$18,362	\$18,913	\$19,480	\$20,064	\$20,666	\$21,286	\$21,925
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$20,099	\$21,305	\$22,584	\$23,939	\$25,375	\$26,898	\$28,511	\$30,222	\$32,035	\$33,958
= Gross Equity Income	\$36,903	\$38,613	\$40,411	\$42,301	\$44,288	\$46,378	\$48,576	\$50,888	\$53,322	\$55,882
Capitalization Rate	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%
Cash on Cash Return	5.0%	5.1%	5.3%	5.4%	5.6%	5.8%	5.9%	6.1%	6.3%	6.5%
Return on Equity	10.4%	10.3%	10.1%	10.0%	9.9%	9.8%	9.6%	9.5%	9.4%	9.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$355,089	\$376,395	\$398,978	\$422,917	\$448,292	\$475,190	\$503,701	\$533,923	\$565,959	\$599,916
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$355,089	\$376,395	\$398,978	\$422,917	\$448,292	\$475,190	\$503,701	\$533,923	\$565,959	\$599,916
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	\$319,580	\$338,755	\$359,081	\$380,625	\$403,463	\$427,671	\$453,331	\$480,531	\$509,363	\$539,924

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$355,089	\$376,395	\$398,978	\$422,917	\$448,292	\$475,190	\$503,701	\$533,923	\$565,959	\$599,916
- Closing Costs	-\$24,856	-\$26,348	-\$27,928	-\$29,604	-\$31,380	-\$33,263	-\$35,259	-\$37,375	-\$39,617	-\$41,994
= Proceeds After Sale	\$330,233	\$350,047	\$371,050	\$393,313	\$416,912	\$441,926	\$468,442	\$496,549	\$526,341	\$557,922
+ Cumulative Cash Flow	\$16,804	\$34,111	\$51,938	\$70,300	\$89,213	\$108,693	\$128,757	\$149,424	\$170,710	\$192,635
- Approximate Cash Invest	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340	-\$338,340
= Net Profit	\$8,697	\$45,819	\$84,648	\$125,273	\$167,785	\$212,279	\$258,860	\$307,632	\$358,712	\$412,217
Internal Rate of Return	2.6%	6.7%	8.1%	8.7%	9.1%	9.3%	9.5%	9.6%	9.7%	9.7%
Return on Investment	2.6%	13.5%	25.0%	37.0%	49.6%	62.7%	76.5%	90.9%	106.0%	121.8%

*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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