

10 Year Performance Projection

Cash

San Tan Valley, AZ 85140

3bd | 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	\$21,600	\$22,248	\$22,915	\$23,603	\$24,311	\$25,040	\$25,792	\$26,565	\$27,362	\$28,183
Vacancy Losses	-\$1,728	-\$1,780	-\$1,833	-\$1,888	-\$1,945	-\$2,003	-\$2,063	-\$2,125	-\$2,189	-\$2,255
Operating Income	\$19,872	\$20,468	\$21,082	\$21,715	\$22,366	\$23,037	\$23,728	\$24,440	\$25,173	\$25,928

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,440	-\$1,483	-\$1,528	-\$1,573	-\$1,621	-\$1,669	-\$1,719	-\$1,771	-\$1,824	-\$1,879
Insurance	-\$480	-\$494	-\$509	-\$524	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Management Fees	-\$1,590	-\$1,637	-\$1,687	-\$1,737	-\$1,789	-\$1,843	-\$1,898	-\$1,955	-\$2,014	-\$2,074
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	-\$432	-\$445	-\$458	-\$472	-\$486	-\$501	-\$516	-\$531	-\$547	-\$564
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,962	-\$5,111	-\$5,264	-\$5,422	-\$5,584	-\$5,752	-\$5,925	-\$6,102	-\$6,285	-\$6,474

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	\$14,910	\$15,358	\$15,818	\$16,293	\$16,782	\$17,285	\$17,804	\$18,338	\$18,888	\$19,455
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$14,910	\$15,358	\$15,818	\$16,293	\$16,782	\$17,285	\$17,804	\$18,338	\$18,888	\$19,455
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$19,199	\$20,351	\$21,572	\$22,867	\$24,239	\$25,693	\$27,235	\$28,869	\$30,601	\$32,437
= Gross Equity Income	\$34,110	\$35,709	\$37,391	\$39,160	\$41,020	\$42,978	\$45,038	\$47,207	\$49,489	\$51,892
Capitalization Rate	4.4%	4.3%	4.2%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%
Cash on Cash Return	4.6%	4.8%	4.9%	5.0%	5.2%	5.3%	5.5%	5.7%	5.8%	6.0%
Return on Equity	10.1%	9.9%	9.8%	9.7%	9.6%	9.5%	9.4%	9.3%	9.2%	9.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$339,189	\$359,541	\$381,113	\$403,980	\$428,219	\$453,912	\$481,147	\$510,015	\$540,616	\$573,053
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$339,189	\$359,541	\$381,113	\$403,980	\$428,219	\$453,912	\$481,147	\$510,015	\$540,616	\$573,053
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	\$305,270	\$323,587	\$343,002	\$363,582	\$385,397	\$408,521	\$433,032	\$459,014	\$486,555	\$515,748

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$339,189	\$359,541	\$381,113	\$403,980	\$428,219	\$453,912	\$481,147	\$510,015	\$540,616	\$573,053
- Closing Costs	-\$23,743	-\$25,168	-\$26,678	-\$28,279	-\$29,975	-\$31,774	-\$33,680	-\$35,701	-\$37,843	-\$40,114
= Proceeds After Sale	\$315,446	\$334,373	\$354,435	\$375,701	\$398,243	\$422,138	\$447,466	\$474,314	\$502,773	\$532,940
+ Cumulative Cash Flow	\$14,910	\$30,268	\$46,086	\$62,379	\$79,161	\$96,446	\$114,250	\$132,587	\$151,475	\$170,930
- Approximate Cash Invest	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190	-\$323,190
= Net Profit	\$7,167	\$41,451	\$77,332	\$114,891	\$154,214	\$195,394	\$238,526	\$283,712	\$331,059	\$380,680
Internal Rate of Return	2.2%	6.4%	7.7%	8.4%	8.8%	9.0%	9.2%	9.3%	9.3%	9.4%
Return on Investment	2.2%	12.8%	23.9%	35.5%	47.7%	60.5%	73.8%	87.8%	102.4%	117.8%

*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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