

Ten Year Performance Projection

Cash - Phoenix
Phoenix, AZ 85037
3bd | 2.5ba | 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	\$26,400	\$27,192	\$28,008	\$28,848	\$29,713	\$30,605	\$31,523	\$32,469	\$33,443	\$34,446
Vacancy Losses	-\$2,112	-\$2,175	-\$2,241	-\$2,308	-\$2,377	-\$2,448	-\$2,522	-\$2,597	-\$2,675	-\$2,756
Operating Income	\$24,288	\$25,017	\$25,767	\$26,540	\$27,336	\$28,156	\$29,001	\$29,871	\$30,767	\$31,690

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,813	-\$1,867	-\$1,923	-\$1,981	-\$2,040	-\$2,102	-\$2,165	-\$2,229	-\$2,296	-\$2,365
Insurance	-\$604	-\$622	-\$641	-\$660	-\$680	-\$701	-\$722	-\$743	-\$765	-\$788
Management Fees	-\$1,943	-\$2,001	-\$2,061	-\$2,123	-\$2,187	-\$2,253	-\$2,320	-\$2,390	-\$2,461	-\$2,535
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$2,388	-\$2,460	-\$2,533	-\$2,609	-\$2,688	-\$2,768	-\$2,851	-\$2,937	-\$3,025	-\$3,116
Maintenance	-\$528	-\$544	-\$560	-\$577	-\$594	-\$612	-\$630	-\$649	-\$669	-\$689
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,276	-\$7,494	-\$7,719	-\$7,951	-\$8,189	-\$8,435	-\$8,688	-\$8,949	-\$9,217	-\$9,494

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	\$17,012	\$17,522	\$18,048	\$18,589	\$19,147	\$19,721	\$20,313	\$20,923	\$21,550	\$22,197
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$17,012	\$17,522	\$18,048	\$18,589	\$19,147	\$19,721	\$20,313	\$20,923	\$21,550	\$22,197
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$24,170	\$25,621	\$27,158	\$28,787	\$30,515	\$32,345	\$34,286	\$36,343	\$38,524	\$40,835
= Gross Equity Income	\$41,182	\$43,143	\$45,206	\$47,377	\$49,662	\$52,067	\$54,599	\$57,266	\$60,074	\$63,032
Capitalization Rate	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.1%
Cash on Cash Return	4.2%	4.3%	4.4%	4.6%	4.7%	4.8%	5.0%	5.1%	5.3%	5.5%
Return on Equity	9.6%	9.5%	9.4%	9.3%	9.2%	9.1%	9.0%	8.9%	8.8%	8.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$427,010	\$452,631	\$479,789	\$508,576	\$539,091	\$571,436	\$605,722	\$642,066	\$680,590	\$721,425
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$427,010	\$452,631	\$479,789	\$508,576	\$539,091	\$571,436	\$605,722	\$642,066	\$680,590	\$721,425
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	\$384,309	\$407,368	\$431,810	\$457,719	\$485,182	\$514,293	\$545,150	\$577,859	\$612,531	\$649,283

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$427,010	\$452,631	\$479,789	\$508,576	\$539,091	\$571,436	\$605,722	\$642,066	\$680,590	\$721,425
- Closing Costs	-\$29,891	-\$31,684	-\$33,585	-\$35,600	-\$37,736	-\$40,001	-\$42,401	-\$44,945	-\$47,641	-\$50,500
= Proceeds After Sale	\$397,120	\$420,947	\$446,204	\$472,976	\$501,354	\$531,436	\$563,322	\$597,121	\$632,948	\$670,925
+ Cumulative Cash Flow	\$17,012	\$34,534	\$52,582	\$71,172	\$90,319	\$110,040	\$130,353	\$151,276	\$172,826	\$195,023
- Approximate Cash Invest	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868	-\$406,868
= Net Profit	\$7,263	\$48,613	\$91,917	\$137,279	\$184,805	\$234,607	\$286,807	\$341,528	\$398,906	\$459,080
Internal Rate of Return	1.8%	5.9%	7.3%	8.0%	8.3%	8.6%	8.7%	8.9%	8.9%	9.0%
Return on Investment	1.8%	11.9%	22.6%	33.7%	45.4%	57.7%	70.5%	83.9%	98.0%	112.8%

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

Make your own dynamic proformas for FREE at www.PropertyTracker.com and Find investments at www.JasonHartman.com/Properties

Talk with an Investment Counselor from Empowered Investor LLC: www.JasonHartman.com or 1-714-820-4200 ext. 2

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

Subject to Terms of Service and Privacy Policy | © 2004-2026