

Ten Year Performance Projection

Finance - 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	-\$1,691	-\$1,742	-\$1,794	-\$1,848	-\$1,904	-\$1,961	-\$2,020	-\$2,080	-\$2,143	-\$2,207
Insurance	-\$846	-\$871	-\$897	-\$924	-\$952	-\$980	-\$1,010	-\$1,040	-\$1,071	-\$1,103
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	-\$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	-\$5,453	-\$5,617	-\$5,785	-\$5,959	-\$6,137	-\$6,322	-\$6,511	-\$6,707	-\$6,908	-\$7,115

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	\$18,835	\$19,400	\$19,982	\$20,581	\$21,199	\$21,835	\$22,490	\$23,165	\$23,860	\$24,575
- Mortgage Payments	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239	-\$19,239
= Cash Flow	-\$404	\$161	\$743	\$1,342	\$1,960	\$2,596	\$3,251	\$3,925	\$4,620	\$5,336
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$25,370	\$26,893	\$28,506	\$30,217	\$32,030	\$33,951	\$35,988	\$38,148	\$40,437	\$42,863
= Gross Equity Income	\$24,966	\$27,053	\$29,249	\$31,559	\$33,989	\$36,547	\$39,239	\$42,073	\$45,057	\$48,199
Capitalization Rate	4.2%	4.1%	4.0%	3.9%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%
Cash on Cash Return	-0.3%	0.1%	0.5%	1.0%	1.4%	1.8%	2.3%	2.8%	3.3%	3.8%
Return on Equity	16.4%	15.1%	14.1%	13.3%	12.6%	12.0%	11.5%	11.1%	10.8%	10.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$448,210	\$475,103	\$503,609	\$533,826	\$565,855	\$599,807	\$635,795	\$673,943	\$714,379	\$757,242
- Loan Balance	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988	-\$295,988
= Equity	\$152,222	\$179,115	\$207,621	\$237,838	\$269,867	\$303,819	\$339,807	\$377,955	\$418,391	\$461,254
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	\$107,401	\$131,605	\$157,260	\$184,455	\$213,282	\$243,838	\$276,228	\$310,560	\$346,953	\$385,530

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$152,222	\$179,115	\$207,621	\$237,838	\$269,867	\$303,819	\$339,807	\$377,955	\$418,391	\$461,254
- Closing Costs	-\$31,375	-\$33,257	-\$35,253	-\$37,368	-\$39,610	-\$41,986	-\$44,506	-\$47,176	-\$50,007	-\$53,007
= Proceeds After Sale	\$120,848	\$145,858	\$172,369	\$200,470	\$230,257	\$261,832	\$295,301	\$330,779	\$368,385	\$408,247
+ Cumulative Cash Flow	-\$404	-\$244	\$499	\$1,841	\$3,801	\$6,397	\$9,647	\$13,573	\$18,193	\$23,529
- Approximate Cash Invest	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229	-\$141,229
= Net Profit	-\$20,785	\$4,386	\$31,639	\$61,083	\$92,830	\$127,000	\$163,720	\$203,123	\$245,349	\$290,548
Internal Rate of Return	-14.7%	1.5%	7.0%	9.4%	10.6%	11.3%	11.7%	11.9%	12.0%	12.0%
Return on Investment	-14.7%	3.1%	22.4%	43.3%	65.7%	89.9%	115.9%	143.8%	173.7%	205.7%

*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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