

Ten Year Performance Projection

Seller financing available!

Mesa, AZ 85208

3bd | 2ba | Built: 1974

| Projected Income | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Projected Rent | \$22,800 | \$23,484 | \$24,189 | \$24,914 | \$25,662 | \$26,431 | \$27,224 | \$28,041 | \$28,882 | \$29,749 |
| Vacancy Losses | -\$1,824 | -\$1,879 | -\$1,935 | -\$1,993 | -\$2,053 | -\$2,115 | -\$2,178 | -\$2,243 | -\$2,311 | -\$2,380 |
| Operating Income | \$20,976 | \$21,605 | \$22,253 | \$22,921 | \$23,609 | \$24,317 | \$25,046 | \$25,798 | \$26,572 | \$27,369 |

| Estimated Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Property Taxes | -\$1,065 | -\$1,097 | -\$1,130 | -\$1,163 | -\$1,198 | -\$1,234 | -\$1,271 | -\$1,309 | -\$1,349 | -\$1,389 |
| Insurance | -\$710 | -\$731 | -\$753 | -\$776 | -\$799 | -\$823 | -\$848 | -\$873 | -\$899 | -\$926 |
| 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 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Maintenance | -\$1,824 | -\$1,879 | -\$1,935 | -\$1,993 | -\$2,053 | -\$2,115 | -\$2,178 | -\$2,243 | -\$2,311 | -\$2,380 |
| Other | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Operating Expenses | -\$3,598 | -\$3,706 | -\$3,818 | -\$3,932 | -\$4,050 | -\$4,172 | -\$4,297 | -\$4,426 | -\$4,558 | -\$4,695 |

| 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 | \$17,378 | \$17,899 | \$18,436 | \$18,989 | \$19,559 | \$20,145 | \$20,750 | \$21,372 | \$22,013 | \$22,674 |
| - Mortgage Payments | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 | -\$16,148 |
| = Cash Flow | \$1,230 | \$1,751 | \$2,288 | \$2,841 | \$3,411 | \$3,997 | \$4,602 | \$5,224 | \$5,865 | \$6,526 |
| + Principal Reduction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Appreciation | \$21,294 | \$22,572 | \$23,926 | \$25,361 | \$26,883 | \$28,496 | \$30,206 | \$32,018 | \$33,939 | \$35,976 |
| = Gross Equity Income | \$22,524 | \$24,323 | \$26,214 | \$28,202 | \$30,294 | \$32,494 | \$34,808 | \$37,243 | \$39,805 | \$42,502 |
| Capitalization Rate | 4.6% | 4.5% | 4.4% | 4.2% | 4.1% | 4.0% | 3.9% | 3.8% | 3.7% | 3.6% |
| Cash on Cash Return | 1.0% | 1.4% | 1.9% | 2.3% | 2.8% | 3.3% | 3.8% | 4.3% | 4.8% | 5.3% |
| Return on Equity | 17.6% | 16.2% | 15.0% | 14.1% | 13.4% | 12.7% | 12.2% | 11.7% | 11.3% | 11.0% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Market Value | \$376,194 | \$398,766 | \$422,692 | \$448,053 | \$474,936 | \$503,432 | \$533,638 | \$565,657 | \$599,596 | \$635,572 |
| - Loan Balance | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 | -\$248,430 |
| = Equity | \$127,764 | \$150,336 | \$174,262 | \$199,623 | \$226,506 | \$255,002 | \$285,208 | \$317,227 | \$351,166 | \$387,142 |
| 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 | \$90,145 | \$110,459 | \$131,992 | \$154,818 | \$179,013 | \$204,659 | \$231,845 | \$260,661 | \$291,206 | \$323,585 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Equity | \$127,764 | \$150,336 | \$174,262 | \$199,623 | \$226,506 | \$255,002 | \$285,208 | \$317,227 | \$351,166 | \$387,142 |
| - Closing Costs | -\$26,334 | -\$27,914 | -\$29,588 | -\$31,364 | -\$33,246 | -\$35,240 | -\$37,355 | -\$39,596 | -\$41,972 | -\$44,490 |
| = Proceeds After Sale | \$101,430 | \$122,422 | \$144,673 | \$168,259 | \$193,261 | \$219,762 | \$247,854 | \$277,631 | \$309,194 | \$342,652 |
| + Cumulative Cash Flow | \$1,230 | \$2,980 | \$5,268 | \$8,109 | \$11,520 | \$15,517 | \$20,119 | \$25,343 | \$31,209 | \$37,734 |
| - Approximate Cash Invest | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 | -\$122,086 |
| = Net Profit | -\$19,426 | \$3,317 | \$27,856 | \$54,283 | \$82,695 | \$113,194 | \$145,887 | \$180,888 | \$218,317 | \$258,301 |
| Internal Rate of Return | -15.9% | 1.4% | 7.2% | 9.8% | 11.1% | 11.9% | 12.3% | 12.5% | 12.6% | 12.6% |
| Return on Investment | -15.9% | 2.7% | 22.8% | 44.5% | 67.7% | 92.7% | 119.5% | 148.2% | 178.8% | 211.6% |

*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