

## Ten Year Performance Projection

CASH

Buckeye, AZ 85326

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	\$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
<b>Operating Income</b>	<b>\$20,976</b>	<b>\$21,605</b>	<b>\$22,253</b>	<b>\$22,921</b>	<b>\$23,609</b>	<b>\$24,317</b>	<b>\$25,046</b>	<b>\$25,798</b>	<b>\$26,572</b>	<b>\$27,369</b>

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,460	-\$1,504	-\$1,549	-\$1,595	-\$1,643	-\$1,692	-\$1,743	-\$1,796	-\$1,849	-\$1,905
Insurance	-\$730	-\$752	-\$774	-\$798	-\$822	-\$846	-\$872	-\$898	-\$925	-\$952
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	-\$1,212	-\$1,248	-\$1,286	-\$1,324	-\$1,364	-\$1,405	-\$1,447	-\$1,491	-\$1,535	-\$1,581
Maintenance	-\$456	-\$470	-\$484	-\$498	-\$513	-\$529	-\$544	-\$561	-\$578	-\$595
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$3,858</b>	<b>-\$3,974</b>	<b>-\$4,093</b>	<b>-\$4,216</b>	<b>-\$4,342</b>	<b>-\$4,472</b>	<b>-\$4,607</b>	<b>-\$4,745</b>	<b>-\$4,887</b>	<b>-\$5,034</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income</b>	<b>\$17,118</b>	<b>\$17,632</b>	<b>\$18,161</b>	<b>\$18,705</b>	<b>\$19,267</b>	<b>\$19,845</b>	<b>\$20,440</b>	<b>\$21,053</b>	<b>\$21,685</b>	<b>\$22,335</b>
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>= Cash Flow</b>	<b>\$17,118</b>	<b>\$17,632</b>	<b>\$18,161</b>	<b>\$18,705</b>	<b>\$19,267</b>	<b>\$19,845</b>	<b>\$20,440</b>	<b>\$21,053</b>	<b>\$21,685</b>	<b>\$22,335</b>
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$21,899	\$23,213	\$24,606	\$26,083	\$27,647	\$29,306	\$31,065	\$32,929	\$34,904	\$36,999
<b>= Gross Equity Income</b>	<b>\$39,017</b>	<b>\$40,845</b>	<b>\$42,767</b>	<b>\$44,788</b>	<b>\$46,914</b>	<b>\$49,151</b>	<b>\$51,505</b>	<b>\$53,982</b>	<b>\$56,589</b>	<b>\$59,334</b>
Capitalization Rate	4.4%	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%
Cash on Cash Return	4.6%	4.7%	4.9%	5.0%	5.2%	5.3%	5.5%	5.7%	5.8%	6.0%
Return on Equity	10.1%	10.0%	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	\$386,889	\$410,103	\$434,709	\$460,791	\$488,439	\$517,745	\$548,810	\$581,739	\$616,643	\$653,642
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>= Equity</b>	<b>\$386,889</b>	<b>\$410,103</b>	<b>\$434,709</b>	<b>\$460,791</b>	<b>\$488,439</b>	<b>\$517,745</b>	<b>\$548,810</b>	<b>\$581,739</b>	<b>\$616,643</b>	<b>\$653,642</b>
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	\$348,200	\$369,092	\$391,238	\$414,712	\$439,595	\$465,971	\$493,929	\$523,565	\$554,979	\$588,277

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$386,889	\$410,103	\$434,709	\$460,791	\$488,439	\$517,745	\$548,810	\$581,739	\$616,643	\$653,642
- Closing Costs	-\$27,082	-\$28,707	-\$30,430	-\$32,255	-\$34,191	-\$36,242	-\$38,417	-\$40,722	-\$43,165	-\$45,755
<b>= Proceeds After Sale</b>	<b>\$359,807</b>	<b>\$381,396</b>	<b>\$404,279</b>	<b>\$428,536</b>	<b>\$454,248</b>	<b>\$481,503</b>	<b>\$510,393</b>	<b>\$541,017</b>	<b>\$573,478</b>	<b>\$607,887</b>
+ Cumulative Cash Flow	\$17,118	\$34,750	\$52,910	\$71,616	\$90,882	\$110,727	\$131,166	\$152,220	\$173,904	\$196,239
- Approximate Cash Invest	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290	-\$372,290
<b>= Net Profit</b>	<b>\$4,635</b>	<b>\$43,855</b>	<b>\$84,900</b>	<b>\$127,862</b>	<b>\$172,841</b>	<b>\$219,940</b>	<b>\$269,270</b>	<b>\$320,947</b>	<b>\$375,092</b>	<b>\$431,836</b>
Internal Rate of Return	1.2%	5.9%	7.4%	8.1%	8.6%	8.8%	9.0%	9.1%	9.2%	9.3%
Return on Investment	1.2%	11.8%	22.8%	34.3%	46.4%	59.1%	72.3%	86.2%	100.8%	116.0%

\*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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