

Ten Year Performance Projection

CASH

Peoria, AZ 85383

4bd | 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	\$25,200	\$25,956	\$26,735	\$27,537	\$28,363	\$29,214	\$30,090	\$30,993	\$31,923	\$32,880
Vacancy Losses	-\$2,016	-\$2,076	-\$2,139	-\$2,203	-\$2,269	-\$2,337	-\$2,407	-\$2,479	-\$2,554	-\$2,630
Operating Income	\$23,184	\$23,880	\$24,596	\$25,334	\$26,094	\$26,877	\$27,683	\$28,513	\$29,369	\$30,250

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,720	-\$1,772	-\$1,825	-\$1,879	-\$1,936	-\$1,994	-\$2,054	-\$2,115	-\$2,179	-\$2,244
Insurance	-\$860	-\$886	-\$912	-\$940	-\$968	-\$997	-\$1,027	-\$1,058	-\$1,089	-\$1,122
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	-\$2,808	-\$2,892	-\$2,979	-\$3,068	-\$3,160	-\$3,255	-\$3,353	-\$3,453	-\$3,557	-\$3,664
Maintenance	-\$504	-\$519	-\$535	-\$551	-\$567	-\$584	-\$602	-\$620	-\$638	-\$658
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,892	-\$6,069	-\$6,251	-\$6,438	-\$6,631	-\$6,830	-\$7,035	-\$7,246	-\$7,464	-\$7,688

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	\$17,292	\$17,811	\$18,345	\$18,896	\$19,462	\$20,046	\$20,648	\$21,267	\$21,905	\$22,562
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$17,292	\$17,811	\$18,345	\$18,896	\$19,462	\$20,046	\$20,648	\$21,267	\$21,905	\$22,562
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$25,799	\$27,347	\$28,988	\$30,727	\$32,571	\$34,525	\$36,597	\$38,793	\$41,120	\$43,588
= Gross Equity Income	\$43,091	\$45,158	\$47,333	\$49,623	\$52,034	\$54,572	\$57,245	\$60,060	\$63,025	\$66,150
Capitalization Rate	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%
Cash on Cash Return	4.0%	4.1%	4.3%	4.4%	4.5%	4.7%	4.8%	4.9%	5.1%	5.2%
Return on Equity	9.5%	9.3%	9.2%	9.1%	9.0%	8.9%	8.9%	8.8%	8.7%	8.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$455,789	\$483,137	\$512,125	\$542,852	\$575,424	\$609,949	\$646,546	\$685,339	\$726,459	\$770,047
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$455,789	\$483,137	\$512,125	\$542,852	\$575,424	\$609,949	\$646,546	\$685,339	\$726,459	\$770,047
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	\$410,210	\$434,823	\$460,912	\$488,567	\$517,881	\$548,954	\$581,891	\$616,805	\$653,813	\$693,042

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$455,789	\$483,137	\$512,125	\$542,852	\$575,424	\$609,949	\$646,546	\$685,339	\$726,459	\$770,047
- Closing Costs	-\$31,905	-\$33,820	-\$35,849	-\$38,000	-\$40,280	-\$42,696	-\$45,258	-\$47,974	-\$50,852	-\$53,903
= Proceeds After Sale	\$423,884	\$449,317	\$476,276	\$504,853	\$535,144	\$567,253	\$601,288	\$637,365	\$675,607	\$716,143
+ Cumulative Cash Flow	\$17,292	\$35,103	\$53,448	\$72,344	\$91,806	\$111,852	\$132,500	\$153,767	\$175,672	\$198,234
- Approximate Cash Invest	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990	-\$429,990
= Net Profit	\$11,186	\$54,430	\$99,734	\$147,206	\$196,960	\$249,115	\$303,798	\$361,142	\$421,289	\$484,387
Internal Rate of Return	2.6%	6.3%	7.5%	8.1%	8.4%	8.6%	8.7%	8.8%	8.9%	8.9%
Return on Investment	2.6%	12.7%	23.2%	34.2%	45.8%	57.9%	70.7%	84.0%	98.0%	112.7%

*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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