

Ten Year Performance Projection

Great location - 5 miles from TSMC

Peoria, AZ 85382

3bd | 2ba | Built: 2000

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	-\$1,700	-\$1,750	-\$1,803	-\$1,857	-\$1,913	-\$1,970	-\$2,029	-\$2,090	-\$2,153	-\$2,217
Insurance	-\$1,020	-\$1,050	-\$1,082	-\$1,114	-\$1,148	-\$1,182	-\$1,218	-\$1,254	-\$1,292	-\$1,330
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	-\$804	-\$828	-\$853	-\$879	-\$905	-\$932	-\$960	-\$989	-\$1,018	-\$1,049
Maintenance	-\$456	-\$470	-\$484	-\$498	-\$513	-\$529	-\$544	-\$561	-\$578	-\$595
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,979	-\$4,099	-\$4,222	-\$4,348	-\$4,479	-\$4,613	-\$4,751	-\$4,894	-\$5,041	-\$5,192

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	\$16,997	\$17,507	\$18,032	\$18,573	\$19,130	\$19,704	\$20,295	\$20,904	\$21,531	\$22,177
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$16,997	\$17,507	\$18,032	\$18,573	\$19,130	\$19,704	\$20,295	\$20,904	\$21,531	\$22,177
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$20,394	\$21,618	\$22,915	\$24,290	\$25,747	\$27,292	\$28,929	\$30,665	\$32,505	\$34,455
= Gross Equity Income	\$37,391	\$39,124	\$40,947	\$42,862	\$44,877	\$46,996	\$49,224	\$51,569	\$54,036	\$56,632
Capitalization Rate	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.7%	3.6%
Cash on Cash Return	5.0%	5.2%	5.3%	5.5%	5.6%	5.8%	6.0%	6.2%	6.3%	6.5%
Return on Equity	10.4%	10.2%	10.1%	10.0%	9.9%	9.7%	9.6%	9.5%	9.4%	9.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$360,294	\$381,912	\$404,826	\$429,116	\$454,863	\$482,155	\$511,084	\$541,749	\$574,254	\$608,709
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$360,294	\$381,912	\$404,826	\$429,116	\$454,863	\$482,155	\$511,084	\$541,749	\$574,254	\$608,709
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	\$324,265	\$343,720	\$364,344	\$386,204	\$409,377	\$433,939	\$459,976	\$487,574	\$516,829	\$547,838

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$360,294	\$381,912	\$404,826	\$429,116	\$454,863	\$482,155	\$511,084	\$541,749	\$574,254	\$608,709
- Closing Costs	-\$25,221	-\$26,734	-\$28,338	-\$30,038	-\$31,840	-\$33,751	-\$35,776	-\$37,922	-\$40,198	-\$42,610
= Proceeds After Sale	\$335,073	\$355,178	\$376,488	\$399,078	\$423,022	\$448,404	\$475,308	\$503,827	\$534,056	\$566,099
+ Cumulative Cash Flow	\$16,997	\$34,504	\$52,535	\$71,108	\$90,238	\$109,942	\$130,237	\$151,141	\$172,672	\$194,849
- Approximate Cash Invest	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900	-\$339,900
= Net Profit	\$12,170	\$49,781	\$89,124	\$130,286	\$173,361	\$218,446	\$265,645	\$315,068	\$366,828	\$421,049
Internal Rate of Return	3.6%	7.2%	8.4%	9.0%	9.3%	9.5%	9.7%	9.7%	9.8%	9.8%
Return on Investment	3.6%	14.6%	26.2%	38.3%	51.0%	64.3%	78.2%	92.7%	107.9%	123.9%

*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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