Ten Year Performance Projection

Great location Near TSMC & Schools!
Arizona
3bd | 2.5ba | Built: 2005

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$24,600	$25,338	$26,098	$26,881	$27,688	$28,518	$29,374	$30,255	$31,163	$32,097
Vacancy Losses	-$1,968	-$2,027	-$2,088	-$2,150	-$2,215	-$2,281	-$2,350	-$2,420	-$2,493	-$2,568
Operating Income	**$22,632**	**$23,311**	**$24,010**	**$24,731**	**$25,473**	**$26,237**	**$27,024**	**$27,835**	**$28,670**	**$29,530**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$1,320	-$1,366	-$1,414	-$1,463	-$1,515	-$1,568	-$1,623	-$1,679	-$1,738	-$1,799
Insurance	-$990	-$1,025	-$1,060	-$1,098	-$1,136	-$1,176	-$1,217	-$1,260	-$1,304	-$1,349
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	-$648	-$671	-$694	-$718	-$744	-$770	-$797	-$824	-$853	-$883
Maintenance	-$492	-$509	-$527	-$545	-$565	-$584	-$605	-$626	-$648	-$671
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$3,450**	**-$3,571**	**-$3,696**	**-$3,825**	**-$3,959**	**-$4,097**	**-$4,241**	**-$4,389**	**-$4,543**	**-$4,702**

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	**$19,182**	**$19,740**	**$20,315**	**$20,906**	**$21,514**	**$22,139**	**$22,783**	**$23,445**	**$24,127**	**$24,828**
- Mortgage Payments	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468	-$15,468
= Cash Flow	**$3,714**	**$4,272**	**$4,846**	**$5,437**	**$6,045**	**$6,671**	**$7,314**	**$7,977**	**$8,658**	**$9,359**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$19,800	$20,988	$22,247	$23,582	$24,997	$26,496	$28,086	$29,771	$31,558	$33,451
= Gross Equity Income	**$23,513**	**$25,259**	**$27,093**	**$29,019**	**$31,042**	**$33,167**	**$35,401**	**$37,748**	**$40,216**	**$42,810**
Capitalization Rate	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%	4.2%
Cash on Cash Return	4.2%	4.9%	5.5%	6.2%	6.9%	7.6%	8.4%	9.1%	9.9%	10.7%
Return on Equity	23.0%	20.5%	18.6%	17.2%	16.0%	15.0%	14.2%	13.6%	13.0%	12.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$349,794	$370,781	$393,028	$416,610	$441,606	$468,103	$496,189	$525,960	$557,518	$590,969
- Loan Balance	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496	-$247,496
= Equity	**$102,298**	**$123,286**	**$145,533**	**$169,114**	**$194,111**	**$220,607**	**$248,693**	**$278,465**	**$310,022**	**$343,473**
Loan-to-Value Ratio	70.8%	66.7%	63.0%	59.4%	56.0%	52.9%	49.9%	47.1%	44.4%	41.9%
Potential Cash-Out Refi	$67,319	$86,208	$106,230	$127,453	$149,950	$173,797	$199,075	$225,869	$254,271	$284,377

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$102,298	$123,286	$145,533	$169,114	$194,111	$220,607	$248,693	$278,465	$310,022	$343,473
- Closing Costs	-$24,486	-$25,955	-$27,512	-$29,163	-$30,912	-$32,767	-$34,733	-$36,817	-$39,026	-$41,368
= Proceeds After Sale	**$77,813**	**$97,331**	**$118,021**	**$139,952**	**$163,198**	**$187,840**	**$213,960**	**$241,648**	**$270,996**	**$302,106**
+ Cumulative Cash Flow	$3,714	$7,985	$12,831	$18,269	$24,314	$30,984	$38,299	$46,276	$54,934	$64,293
- Approximate Cash Invest	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448	-$87,448
= Net Profit	**-$5,922**	**$17,868**	**$43,404**	**$70,772**	**$100,064**	**$131,376**	**$164,811**	**$200,475**	**$238,481**	**$278,950**
Internal Rate of Return	-6.8%	9.9%	14.9%	16.8%	17.6%	17.8%	17.8%	17.7%	17.5%	17.3%
Return on Investment	-6.8%	20.4%	49.6%	80.9%	114.4%	150.2%	188.5%	229.2%	272.7%	319.0%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.