Ten Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME
Arizona
4bd | 3ba | 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	$45,600	$46,968	$48,377	$49,828	$51,323	$52,863	$54,449	$56,082	$57,765	$59,498
Vacancy Losses	-$3,648	-$3,757	-$3,870	-$3,986	-$4,106	-$4,229	-$4,356	-$4,487	-$4,621	-$4,760
Operating Income	**$41,952**	**$43,211**	**$44,507**	**$45,842**	**$47,217**	**$48,634**	**$50,093**	**$51,596**	**$53,144**	**$54,738**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,607	-$2,698	-$2,792	-$2,890	-$2,991	-$3,096	-$3,204	-$3,317	-$3,433	-$3,553
Insurance	-$1,330	-$1,377	-$1,425	-$1,475	-$1,526	-$1,580	-$1,635	-$1,692	-$1,751	-$1,813
Management Fees	-$1,032	-$1,063	-$1,095	-$1,128	-$1,162	-$1,196	-$1,232	-$1,269	-$1,307	-$1,347
Leasing/Advertising Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Association Fees	-$1,332	-$1,379	-$1,427	-$1,477	-$1,529	-$1,582	-$1,637	-$1,695	-$1,754	-$1,815
Maintenance	-$912	-$944	-$977	-$1,011	-$1,047	-$1,083	-$1,121	-$1,160	-$1,201	-$1,243
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$7,213**	**-$7,460**	**-$7,716**	**-$7,980**	**-$8,254**	**-$8,537**	**-$8,830**	**-$9,133**	**-$9,446**	**-$9,770**

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	**$34,739**	**$35,751**	**$36,791**	**$37,862**	**$38,963**	**$40,097**	**$41,263**	**$42,463**	**$43,697**	**$44,968**
- Mortgage Payments	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879	-$27,879
= Cash Flow	**$6,860**	**$7,872**	**$8,912**	**$9,983**	**$11,084**	**$12,218**	**$13,384**	**$14,584**	**$15,818**	**$17,089**
+ Principal Reduction	$4,262	$4,542	$4,840	$5,158	$5,496	$5,857	$6,242	$6,651	$7,088	$7,553
+ Appreciation	$31,919	$33,835	$35,865	$38,017	$40,298	$42,715	$45,278	$47,995	$50,875	$53,927
= Gross Equity Income	**$43,042**	**$46,248**	**$49,617**	**$53,157**	**$56,878**	**$60,790**	**$64,904**	**$69,230**	**$73,781**	**$78,569**
Capitalization Rate	6.2%	6.0%	5.8%	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%
Cash on Cash Return	4.1%	4.7%	5.3%	5.9%	6.6%	7.2%	7.9%	8.6%	9.4%	10.1%
Return on Equity	22.0%	19.8%	18.1%	16.7%	15.6%	14.7%	14.0%	13.4%	12.8%	12.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$563,909	$597,744	$633,609	$671,625	$711,923	$754,638	$799,916	$847,911	$898,786	$952,713
- Loan Balance	-$368,131	-$363,589	-$358,749	-$353,591	-$348,095	-$342,238	-$335,996	-$329,345	-$322,257	-$314,704
= Equity	**$195,778**	**$234,155**	**$274,859**	**$318,034**	**$363,827**	**$412,400**	**$463,920**	**$518,566**	**$576,529**	**$638,009**
Loan-to-Value Ratio	65.3%	60.8%	56.6%	52.6%	48.9%	45.4%	42.0%	38.8%	35.9%	33.0%
Potential Cash-Out Refi	$139,387	$174,380	$211,499	$250,871	$292,635	$336,936	$383,928	$433,775	$486,650	$542,738

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$195,778	$234,155	$274,859	$318,034	$363,827	$412,400	$463,920	$518,566	$576,529	$638,009
- Closing Costs	-$39,474	-$41,842	-$44,353	-$47,014	-$49,835	-$52,825	-$55,994	-$59,354	-$62,915	-$66,690
= Proceeds After Sale	**$156,305**	**$192,313**	**$230,507**	**$271,020**	**$313,993**	**$359,575**	**$407,926**	**$459,212**	**$513,614**	**$571,319**
+ Cumulative Cash Flow	$6,860	$14,732	$23,644	$33,627	$44,711	$56,929	$70,313	$84,896	$100,715	$117,803
- Approximate Cash Invest	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641	-$168,641
= Net Profit	**-$5,476**	**$38,404**	**$85,510**	**$136,006**	**$190,063**	**$247,863**	**$309,597**	**$375,468**	**$445,688**	**$520,482**
Internal Rate of Return	-3.2%	11.0%	15.2%	16.7%	17.3%	17.5%	17.4%	17.3%	17.1%	16.9%
Return on Investment	-3.2%	22.8%	50.7%	80.6%	112.7%	147.0%	183.6%	222.6%	264.3%	308.6%

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