Ten Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME
Arizona
3bd | 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	$26,400	$27,192	$28,008	$28,848	$29,713	$30,605	$31,523	$32,469	$33,443	$34,446
Vacancy Losses	-$2,112	-$2,175	-$2,241	-$2,308	-$2,377	-$2,448	-$2,522	-$2,597	-$2,675	-$2,756
Operating Income	**$24,288**	**$25,017**	**$25,767**	**$26,540**	**$27,336**	**$28,156**	**$29,001**	**$29,871**	**$30,767**	**$31,690**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,371	-$2,454	-$2,540	-$2,629	-$2,721	-$2,817	-$2,915	-$3,017	-$3,123	-$3,232
Insurance	-$1,162	-$1,203	-$1,245	-$1,289	-$1,334	-$1,381	-$1,429	-$1,479	-$1,531	-$1,584
Management Fees	-$576	-$593	-$611	-$629	-$648	-$668	-$688	-$708	-$730	-$752
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	-$528	-$546	-$566	-$585	-$606	-$627	-$649	-$672	-$695	-$720
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,970**	**-$6,176**	**-$6,389**	**-$6,610**	**-$6,838**	**-$7,074**	**-$7,318**	**-$7,571**	**-$7,832**	**-$8,103**

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	**$18,318**	**$18,841**	**$19,378**	**$19,930**	**$20,498**	**$21,082**	**$21,683**	**$22,300**	**$22,935**	**$23,587**
- Mortgage Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Cash Flow	**$18,318**	**$18,841**	**$19,378**	**$19,930**	**$20,498**	**$21,082**	**$21,683**	**$22,300**	**$22,935**	**$23,587**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$27,899	$29,573	$31,348	$33,229	$35,222	$37,336	$39,576	$41,950	$44,467	$47,135
= Gross Equity Income	**$46,217**	**$48,414**	**$50,726**	**$53,159**	**$55,721**	**$58,418**	**$61,259**	**$64,251**	**$67,402**	**$70,723**
Capitalization Rate	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%	2.8%
Cash on Cash Return	3.9%	4.0%	4.1%	4.2%	4.4%	4.5%	4.6%	4.7%	4.9%	5.0%
Return on Equity	9.4%	9.3%	9.2%	9.1%	9.0%	8.9%	8.8%	8.7%	8.6%	8.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$492,889	$522,463	$553,811	$587,039	$622,262	$659,597	$699,173	$741,123	$785,591	$832,726
- Loan Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Equity	**$492,889**	**$522,463**	**$553,811**	**$587,039**	**$622,262**	**$659,597**	**$699,173**	**$741,123**	**$785,591**	**$832,726**
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	$443,600	$470,216	$498,429	$528,335	$560,035	$593,637	$629,256	$667,011	$707,032	$749,454

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$492,889	$522,463	$553,811	$587,039	$622,262	$659,597	$699,173	$741,123	$785,591	$832,726
- Closing Costs	-$34,502	-$36,572	-$38,767	-$41,093	-$43,558	-$46,172	-$48,942	-$51,879	-$54,991	-$58,291
= Proceeds After Sale	**$458,387**	**$485,890**	**$515,044**	**$545,946**	**$578,703**	**$613,425**	**$650,231**	**$689,245**	**$730,599**	**$774,435**
+ Cumulative Cash Flow	$18,318	$37,159	$56,537	$76,467	$96,965	$118,048	$139,731	$162,031	$184,966	$208,553
- Approximate Cash Invest	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640	-$469,640
= Net Profit	**$7,065**	**$53,409**	**$101,941**	**$152,774**	**$206,029**	**$261,833**	**$320,322**	**$381,636**	**$445,925**	**$513,349**
Internal Rate of Return	1.5%	5.6%	7.0%	7.7%	8.1%	8.3%	8.5%	8.6%	8.6%	8.7%
Return on Investment	1.5%	11.4%	21.7%	32.5%	43.9%	55.8%	68.2%	81.3%	95.0%	109.3%

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