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	$31,200	$32,136	$33,100	$34,093	$35,116	$36,169	$37,254	$38,372	$39,523	$40,709
Vacancy Losses	-$2,496	-$2,571	-$2,648	-$2,727	-$2,809	-$2,894	-$2,980	-$3,070	-$3,162	-$3,257
Operating Income	**$28,704**	**$29,565**	**$30,452**	**$31,366**	**$32,307**	**$33,276**	**$34,274**	**$35,302**	**$36,361**	**$37,452**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,838	-$2,937	-$3,040	-$3,146	-$3,257	-$3,371	-$3,489	-$3,611	-$3,737	-$3,868
Insurance	-$1,182	-$1,224	-$1,267	-$1,311	-$1,357	-$1,404	-$1,454	-$1,504	-$1,557	-$1,612
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	-$900	-$931	-$964	-$998	-$1,033	-$1,069	-$1,106	-$1,145	-$1,185	-$1,227
Maintenance	-$624	-$646	-$668	-$692	-$716	-$741	-$767	-$794	-$822	-$850
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,544**	**-$5,738**	**-$5,939**	**-$6,147**	**-$6,362**	**-$6,585**	**-$6,816**	**-$7,054**	**-$7,301**	**-$7,556**

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	**$23,160**	**$23,827**	**$24,513**	**$25,218**	**$25,944**	**$26,691**	**$27,459**	**$28,248**	**$29,060**	**$29,896**
- Mortgage Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Cash Flow	**$23,160**	**$23,827**	**$24,513**	**$25,218**	**$25,944**	**$26,691**	**$27,459**	**$28,248**	**$29,060**	**$29,896**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$28,379	$30,082	$31,887	$33,800	$35,828	$37,978	$40,257	$42,672	$45,232	$47,946
= Gross Equity Income	**$51,539**	**$53,909**	**$56,400**	**$59,019**	**$61,773**	**$64,669**	**$67,715**	**$70,920**	**$74,293**	**$77,842**
Capitalization Rate	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.7%	3.6%	3.5%
Cash on Cash Return	4.8%	5.0%	5.1%	5.3%	5.4%	5.6%	5.7%	5.9%	6.1%	6.3%
Return on Equity	10.3%	10.1%	10.0%	9.9%	9.8%	9.6%	9.5%	9.4%	9.3%	9.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$501,369	$531,452	$563,339	$597,139	$632,967	$670,945	$711,202	$753,874	$799,107	$847,053
- Loan Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Equity	**$501,369**	**$531,452**	**$563,339**	**$597,139**	**$632,967**	**$670,945**	**$711,202**	**$753,874**	**$799,107**	**$847,053**
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	$451,232	$478,306	$507,005	$537,425	$569,671	$603,851	$640,082	$678,487	$719,196	$762,348

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$501,369	$531,452	$563,339	$597,139	$632,967	$670,945	$711,202	$753,874	$799,107	$847,053
- Closing Costs	-$35,096	-$37,202	-$39,434	-$41,800	-$44,308	-$46,966	-$49,784	-$52,771	-$55,937	-$59,294
= Proceeds After Sale	**$466,274**	**$494,250**	**$523,905**	**$555,339**	**$588,660**	**$623,979**	**$661,418**	**$701,103**	**$743,169**	**$787,759**
+ Cumulative Cash Flow	$23,160	$46,986	$71,499	$96,717	$122,662	$149,352	$176,811	$205,059	$234,120	$264,015
- Approximate Cash Invest	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720	-$477,720
= Net Profit	**$11,713**	**$63,516**	**$117,684**	**$174,337**	**$233,601**	**$295,612**	**$360,509**	**$428,442**	**$499,569**	**$574,055**
Internal Rate of Return	2.5%	6.6%	8.0%	8.6%	9.0%	9.2%	9.4%	9.5%	9.5%	9.6%
Return on Investment	2.5%	13.3%	24.6%	36.5%	48.9%	61.9%	75.5%	89.7%	104.6%	120.2%

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