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	$34,800	$35,844	$36,919	$38,027	$39,168	$40,343	$41,553	$42,800	$44,084	$45,406
Vacancy Losses	-$2,784	-$2,868	-$2,954	-$3,042	-$3,133	-$3,227	-$3,324	-$3,424	-$3,527	-$3,632
Operating Income	**$32,016**	**$32,976**	**$33,966**	**$34,985**	**$36,034**	**$37,115**	**$38,229**	**$39,376**	**$40,557**	**$41,774**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,685	-$2,779	-$2,876	-$2,977	-$3,081	-$3,189	-$3,300	-$3,416	-$3,535	-$3,659
Insurance	-$1,119	-$1,158	-$1,198	-$1,240	-$1,284	-$1,329	-$1,375	-$1,423	-$1,473	-$1,525
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	-$696	-$720	-$746	-$772	-$799	-$827	-$856	-$886	-$916	-$949
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,399**	**-$5,588**	**-$5,784**	**-$5,986**	**-$6,196**	**-$6,413**	**-$6,637**	**-$6,869**	**-$7,110**	**-$7,359**

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	**$26,617**	**$27,388**	**$28,182**	**$28,999**	**$29,839**	**$30,703**	**$31,592**	**$32,506**	**$33,447**	**$34,415**
- Mortgage Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Cash Flow	**$26,617**	**$27,388**	**$28,182**	**$28,999**	**$29,839**	**$30,703**	**$31,592**	**$32,506**	**$33,447**	**$34,415**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$26,846	$28,457	$30,165	$31,974	$33,893	$35,927	$38,082	$40,367	$42,789	$45,356
= Gross Equity Income	**$53,463**	**$55,845**	**$58,347**	**$60,973**	**$63,731**	**$66,629**	**$69,674**	**$72,873**	**$76,236**	**$79,771**
Capitalization Rate	5.6%	5.4%	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%
Cash on Cash Return	5.9%	6.1%	6.2%	6.4%	6.6%	6.8%	7.0%	7.2%	7.4%	7.6%
Return on Equity	11.3%	11.1%	10.9%	10.8%	10.6%	10.5%	10.4%	10.2%	10.1%	10.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$474,286	$502,744	$532,908	$564,883	$598,776	$634,702	$672,784	$713,151	$755,940	$801,297
- Loan Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Equity	**$474,286**	**$502,744**	**$532,908**	**$564,883**	**$598,776**	**$634,702**	**$672,784**	**$713,151**	**$755,940**	**$801,297**
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	$426,858	$452,469	$479,617	$508,394	$538,898	$571,232	$605,506	$641,836	$680,346	$721,167

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$474,286	$502,744	$532,908	$564,883	$598,776	$634,702	$672,784	$713,151	$755,940	$801,297
- Closing Costs	-$33,200	-$35,192	-$37,304	-$39,542	-$41,914	-$44,429	-$47,095	-$49,921	-$52,916	-$56,091
= Proceeds After Sale	**$441,086**	**$467,552**	**$495,605**	**$525,341**	**$556,861**	**$590,273**	**$625,689**	**$663,231**	**$703,025**	**$745,206**
+ Cumulative Cash Flow	$26,617	$54,005	$82,187	$111,186	$141,024	$171,727	$203,319	$235,825	$269,272	$303,687
- Approximate Cash Invest	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914	-$451,914
= Net Profit	**$15,789**	**$69,642**	**$125,877**	**$184,612**	**$245,971**	**$310,085**	**$377,094**	**$447,141**	**$520,382**	**$596,979**
Internal Rate of Return	3.5%	7.6%	9.0%	9.6%	10.0%	10.2%	10.4%	10.4%	10.5%	10.5%
Return on Investment	3.5%	15.4%	27.9%	40.9%	54.4%	68.6%	83.4%	98.9%	115.2%	132.1%

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