Ten Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME WITH MOTHER IN LAW SUITE
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	$28,800	$29,664	$30,554	$31,471	$32,415	$33,387	$34,389	$35,420	$36,483	$37,577
Vacancy Losses	-$2,304	-$2,373	-$2,444	-$2,518	-$2,593	-$2,671	-$2,751	-$2,834	-$2,919	-$3,006
Operating Income	**$26,496**	**$27,291**	**$28,110**	**$28,953**	**$29,821**	**$30,716**	**$31,638**	**$32,587**	**$33,564**	**$34,571**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,385	-$2,468	-$2,555	-$2,644	-$2,736	-$2,832	-$2,931	-$3,034	-$3,140	-$3,250
Insurance	-$1,192	-$1,234	-$1,277	-$1,322	-$1,368	-$1,416	-$1,466	-$1,517	-$1,570	-$1,625
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	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$4,477**	**-$4,634**	**-$4,796**	**-$4,964**	**-$5,138**	**-$5,317**	**-$5,503**	**-$5,696**	**-$5,895**	**-$6,102**

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	**$22,019**	**$22,657**	**$23,314**	**$23,989**	**$24,684**	**$25,399**	**$26,134**	**$26,891**	**$27,669**	**$28,470**
- Mortgage Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Cash Flow	**$22,019**	**$22,657**	**$23,314**	**$23,989**	**$24,684**	**$25,399**	**$26,134**	**$26,891**	**$27,669**	**$28,470**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$38,155	$41,208	$44,504	$48,065	$51,910	$56,063	$60,548	$65,391	$70,623	$76,272
= Gross Equity Income	**$60,174**	**$63,865**	**$67,818**	**$72,054**	**$76,594**	**$81,461**	**$86,682**	**$92,282**	**$98,292**	**$104,742**
Capitalization Rate	4.3%	4.1%	3.9%	3.7%	3.5%	3.4%	3.2%	3.0%	2.9%	2.8%
Cash on Cash Return	4.6%	4.7%	4.8%	5.0%	5.1%	5.3%	5.4%	5.6%	5.7%	5.9%
Return on Equity	11.7%	11.5%	11.3%	11.1%	10.9%	10.8%	10.6%	10.5%	10.3%	10.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$515,095	$556,303	$600,807	$648,872	$700,781	$756,844	$817,391	$882,783	$953,405	$1,029,678
- Loan Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Equity	**$515,095**	**$556,303**	**$600,807**	**$648,872**	**$700,781**	**$756,844**	**$817,391**	**$882,783**	**$953,405**	**$1,029,678**
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	$463,586	$500,673	$540,726	$583,984	$630,703	$681,159	$735,652	$794,504	$858,065	$926,710

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$515,095	$556,303	$600,807	$648,872	$700,781	$756,844	$817,391	$882,783	$953,405	$1,029,678
- Closing Costs	-$36,057	-$38,941	-$42,056	-$45,421	-$49,055	-$52,979	-$57,217	-$61,795	-$66,738	-$72,077
= Proceeds After Sale	**$479,039**	**$517,362**	**$558,751**	**$603,451**	**$651,727**	**$703,865**	**$760,174**	**$820,988**	**$886,667**	**$957,600**
+ Cumulative Cash Flow	$22,019	$44,676	$67,990	$91,979	$116,663	$142,062	$168,196	$195,086	$222,755	$251,225
- Approximate Cash Invest	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709	-$481,709
= Net Profit	**$19,348**	**$80,328**	**$145,031**	**$213,720**	**$286,680**	**$364,217**	**$446,660**	**$534,365**	**$627,713**	**$727,116**
Internal Rate of Return	4.0%	8.2%	9.5%	10.2%	10.5%	10.7%	10.9%	10.9%	11.0%	11.0%
Return on Investment	4.0%	16.7%	30.1%	44.4%	59.5%	75.6%	92.7%	110.9%	130.3%	150.9%

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