10 Year Performance Projection

Co-Living Property Mesa, AZ 85201

8 bedrooms 3 bathrooms 1972 year built 2025 year remodeled

	0.000 0440.54
Vaccopart occos	10,209 \$113,51
Vacancy Losses -\$6,960 -\$7,169 -\$7,384 -\$7,605 -\$7,834 -\$8,069 -\$8,311 -\$8,560 -\$	\$8,817 -\$9,08
Operating Income \$80,040 \$82,441 \$84,914 \$87,462 \$90,086 \$92,788 \$95,572 \$98,439 \$10	1,392 \$104,434
Estimated Expenses Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Yea	ar 9 Year 10
Property Taxes -\$1,853 -\$1,909 -\$1,966 -\$2,025 -\$2,086 -\$2,148 -\$2,213 -\$2,279 -\$	52,347 -\$2,418
Insurance -\$1,853 -\$1,909 -\$1,966 -\$2,025 -\$2,086 -\$2,148 -\$2,213 -\$2,279 -\$	52,347 -\$2,418
Management Fees -\$12,806 -\$13,191 -\$13,586 -\$13,994 -\$14,414 -\$14,846 -\$15,292 -\$15,750 -\$	6,223 -\$16,709
Leasing/Advertising Fees -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	-\$0 -\$0
Association Fees -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	-\$0 -\$0
Maintenance -\$2,610 -\$2,688 -\$2,769 -\$2,852 -\$2,938 -\$3,026 -\$3,116 -\$3,210 -\$	53,306 -\$3,40
Other -\$9,600 -\$9,888 -\$10,185 -\$10,490 -\$10,805 -\$11,129 -\$11,463 -\$11,807 -\$	2,161 -\$12,520
Operating Expenses -\$28,722 -\$29,584 -\$30,472 -\$31,386 -\$32,327 -\$33,297 -\$34,296 -\$35,325 -\$3	36,385 -\$37,470
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Yea	ar 9 Year 10
Net Operating Income \$51,318 \$52,857 \$54,443 \$56,076 \$57,758 \$59,491 \$61,276 \$63,114 \$6	55,008 \$66,95
- Mortgage Payments -\$36,984 -\$36,984 -\$36,984 -\$36,984 -\$36,984 -\$36,984 -\$36,984 -\$36,984 -\$36,984	36,984 -\$36,984
= Cash Flow \$14,333 \$15,873 \$17,459 \$19,092 \$20,774 \$22,507 \$24,292 \$26,130 \$2	28,023 \$29,974
+ Principal Reduction \$4,706 \$5,046 \$5,411 \$5,802 \$6,221 \$6,671 \$7,153 \$7,670	88,225 \$8,819
+ Appreciation \$32,700 \$34,662 \$36,742 \$38,946 \$41,283 \$43,760 \$46,386 \$49,169 \$8	52,119 \$55,246
= Gross Equity Income \$51,739 \$55,581 \$59,611 \$63,840 \$68,278 \$72,938 \$77,830 \$82,969 \$8	88,367 \$94,039
Capitalization Rate 8.9% 8.6% 8.4% 8.2% 7.9% 7.7% 7.5% 7.3%	7.1% 6.9%
Cash on Cash Return 12.9% 14.3% 15.7% 17.2% 18.7% 20.2% 21.8% 23.5%	25.2% 27.0%
Return on Equity 43.4% 35.0% 29.7% 26.0% 23.3% 21.2% 19.6% 18.3%	17.2% 16.3%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Yea	ar 9 Year 10
Market Value \$577,700 \$612,362 \$649,104 \$688,050 \$729,333 \$773,093 \$819,478 \$868,647 \$92	20,766 \$976,012
- Loan Balance -\$458,544 -\$453,498 -\$448,088 -\$442,286 -\$436,065 -\$429,394 -\$422,241 -\$414,571 -\$40	06,346 -\$397,52
= Equity \$119,156 \$158,864 \$201,016 \$245,764 \$293,268 \$343,699 \$397,238 \$454,077 \$5	4,420 \$578,48
Loan-to-Value Ratio 79.4% 74.1% 69.0% 64.3% 59.8% 55.5% 51.5% 47.7%	44.1% 40.7%
Potential Cash-Out Refi \$61,386 \$97,627 \$136,106 \$176,959 \$220,335 \$266,390 \$315,290 \$367,212 \$42	22,344 \$480,884
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Yea	ar 9 Year 10
Equity \$119,156 \$158,864 \$201,016 \$245,764 \$293,268 \$343,699 \$397,238 \$454,077 \$5	4,420 \$578,48
- Closing Costs -\$40,439 -\$42,865 -\$45,437 -\$48,163 -\$51,053 -\$54,117 -\$57,363 -\$60,805 -\$6	64,454 -\$68,32°
= Proceeds After Sale \$78,717 \$115,998 \$155,579 \$197,600 \$242,215 \$289,582 \$339,874 \$393,271 \$44	19,967 \$510,16
+ Cumulative Cash Flow \$14,333 \$30,206 \$47,665 \$66,757 \$87,532 \$110,039 \$134,330 \$160,460 \$18	88,484 \$218,458
- Approximate Cash Invest -\$111,180 -\$111,180 -\$111,180 -\$111,180 -\$111,180 -\$111,180 -\$111,180 -\$111,180	1,180 -\$111,180
= Net Profit -\$18,130 \$35,025 \$92,064 \$153,178 \$218,566 \$288,441 \$363,025 \$442,552 \$52	27,270 \$617,442
Internal Rate of Return -16.3% 15.5% 24.6% 27.6% 28.5% 28.5% 28.2% 27.8%	27.3% 26.8%
Return on Investment -16.3% 31.5% 82.8% 137.8% 196.6% 259.4% 326.5% 398.0% 4	74.2% 555.4%

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

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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