10 Year Performance Projection

New Construction Mesa, AZ 85212

3 bedrooms 2 bathrooms 2025 year built

Projected Rent	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Poperating Income	Projected Rent	\$34,800	\$35,844	\$36,919	\$38,027	\$39,168	\$40,343	\$41,553	\$42,800	\$44,084	\$45,406
Property Taxes	Vacancy Losses	-\$2,784	-\$2,868	-\$2,954	-\$3,042	-\$3,133	-\$3,227	-\$3,324	-\$3,424	-\$3,527	-\$3,632
Property Taxes -\$2.610 -\$2.668 -\$2.769 -\$2.852 -\$2.979 -\$3.105 -\$3.105 -\$3.310 -\$3.300 -\$3.405 Insurance \$1.279 \$1.318 \$1.357 \$1.398 \$1.440 \$1.483 \$1.527 \$1.573 \$1.620 \$1.608 Management Fees \$50 \$500 \$600 \$600	Operating Income	\$32,016	\$32,976	\$33,966	\$34,985	\$36,034	\$37,115	\$38,229	\$39,376	\$40,557	\$41,774
Incurance -\$1,279 \$1,318 \$1,357 \$1,398 \$1,440 \$-\$1,483 \$1,527 \$1,573 \$-\$1,620 \$-\$1,680 Management Fees \$-\$576 \$-\$593 \$-\$611 \$-\$622 \$-\$48 \$-\$668 \$-\$668 \$-\$708 \$-\$700 \$-\$752 \$-\$2,620 \$-\$300 \$-\$752 \$-\$2,620 \$-\$300 \$-\$500	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees	Property Taxes	-\$2,610	-\$2,688	-\$2,769	-\$2,852	-\$2,937	-\$3,025	-\$3,116	-\$3,210	-\$3,306	-\$3,405
Leasing/Advertising Fees -\$0 <td>Insurance</td> <td>-\$1,279</td> <td>-\$1,318</td> <td>-\$1,357</td> <td>-\$1,398</td> <td>-\$1,440</td> <td>-\$1,483</td> <td>-\$1,527</td> <td>-\$1,573</td> <td>-\$1,620</td> <td>-\$1,669</td>	Insurance	-\$1,279	-\$1,318	-\$1,357	-\$1,398	-\$1,440	-\$1,483	-\$1,527	-\$1,573	-\$1,620	-\$1,669
Association Fees	Management Fees	-\$576	-\$593	-\$611	-\$629	-\$648	-\$668	-\$688	-\$708	-\$730	-\$752
Maintenance	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other Operating Expenses -\$0 <td>Association Fees</td> <td>-\$1,332</td> <td>-\$1,372</td> <td>-\$1,413</td> <td>-\$1,456</td> <td>-\$1,499</td> <td>-\$1,544</td> <td>-\$1,590</td> <td>-\$1,638</td> <td>-\$1,687</td> <td>-\$1,738</td>	Association Fees	-\$1,332	-\$1,372	-\$1,413	-\$1,456	-\$1,499	-\$1,544	-\$1,590	-\$1,638	-\$1,687	-\$1,738
Net Operating Expenses -\$6,493 -\$6,688 -\$6,888 -\$7,095 -\$7,308 -\$7,527 -\$7,753 -\$7,985 -\$8,225 -\$8,472	Maintenance	-\$696	-\$717	-\$738	-\$761	-\$783	-\$807	-\$831	-\$856	-\$882	-\$908
Income Analysis Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Income \$25,523 \$26,289 \$27,078 \$27,890 \$28,727 \$29,588 \$30,476 \$31,390 \$32,332 \$33,302 - Mortgage Payments -\$26,815 \$4,816 \$4,816 \$4,816 \$4,816 <	Operating Expenses	-\$6,493	-\$6,688	-\$6,888	-\$7,095	-\$7,308	-\$7,527	-\$7,753	-\$7,985	-\$8,225	-\$8,472
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Cash Flow -\$1,292 -\$526 \$262 \$1,075 \$1,911 \$2,773 \$3,661 \$4,575 \$5,517 \$6,487 + Principal Reduction \$4,099 \$4,369 \$4,665 \$4,961 \$5,287 \$5,634 \$6,003 \$6,398 \$6,818 \$7,265 + Appreciation \$30,701 \$32,543 \$34,496 \$36,566 \$38,760 \$41,085 \$43,551 \$46,164 \$48,933 \$51,869 Gross Equity Income \$33,509 \$36,386 \$39,414 \$42,601 \$45,958 \$49,492 \$53,215 \$57,136 \$61,268 \$65,621 Capitalization Rate 4.7% 4.6% 4.4% 4.3% 4.2% 4.1% 4.0% 3.8% 3.7% 3.6% Cash on Cash Return 4.0% 16.2% 14.9% 13.9% 13.1% 12.5% 11.9% 11.5% 11.0% 10.7% Market Walue \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$884,489 \$916,35	Net Operating Income	\$25,523	\$26,289	\$27,078	\$27,890	\$28,727	\$29,588	\$30,476	\$31,390	\$32,332	\$33,302
+ Principal Reduction \$4,099 \$4,369 \$4,655 \$4,961 \$5,287 \$5,634 \$6,003 \$6,398 \$6,818 \$7,265 \$4,000 \$30,701 \$32,543 \$34,496 \$36,566 \$38,760 \$41,085 \$43,551 \$46,164 \$48,933 \$51,869 \$6,621 \$6,000 \$33,509 \$36,386 \$39,414 \$42,601 \$45,958 \$49,492 \$53,215 \$57,136 \$61,268 \$65,621 \$6,000 \$1	- Mortgage Payments	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815	-\$26,815
+ Appreciation \$30,701 \$32,543 \$34,496 \$36,566 \$38,760 \$41,085 \$43,551 \$46,164 \$48,933 \$51,869 e Gross Equity Income \$33,509 \$36,386 \$39,414 \$42,601 \$45,958 \$49,492 \$53,215 \$57,136 \$61,268 \$65,621 \$10,000 \$	= Cash Flow	-\$1,292	-\$526	\$262	\$1,075	\$1,911	\$2,773	\$3,661	\$4,575	\$5,517	\$6,487
### Gross Equity Income ### \$33,509 \$36,386 \$39,414 \$42,601 \$45,958 \$49,492 \$53,215 \$57,136 \$61,268 \$65,621 \$40,000 \$1,00	+ Principal Reduction	\$4,099	\$4,369	\$4,655	\$4,961	\$5,287	\$5,634	\$6,003	\$6,398	\$6,818	\$7,265
Capitalization Rate 4.7% 4.6% 4.4% 4.3% 4.2% 4.1% 4.0% 3.8% 3.7% 3.6% Cash on Cash Return -0.8% -0.3% 0.2% 0.7% 1.2% 1.7% 2.3% 2.8% 3.4% 4.0% Return on Equity 17.8% 16.2% 14.9% 13.9% 13.1% 12.5% 11.9% 11.5% 11.0% 10.7% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$864,489 \$916,359 - Loan Balance -\$354,084 -\$349,715 -\$345,060 -\$340,099 -\$334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 -\$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,	+ Appreciation	\$30,701	\$32,543	\$34,496	\$36,566	\$38,760	\$41,085	\$43,551	\$46,164	\$48,933	\$51,869
Cash on Cash Return -0.8% -0.3% 0.2% 0.7% 1.2% 1.7% 2.3% 2.8% 3.4% 4.0% Return on Equity 17.8% 16.2% 14.9% 13.9% 13.1% 12.5% 11.9% 11.5% 11.0% 10.7% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$864,489 \$916,359 - Loan Balance -\$354,084 -\$349,715 -\$345,060 -\$340,099 -\$334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 -\$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 Loan-to-Value Ratio 65.3% 60.8% 56.6% 52.6% 48.9% 45.4% 42.0% 38.8% 35.9%	= Gross Equity Income	\$33,509	\$36,386	\$39,414	\$42,601	\$45,958	\$49,492	\$53,215	\$57,136	\$61,268	\$65,621
Return on Equity 17.8% 16.2% 14.9% 13.9% 13.1% 12.5% 11.9% 11.5% 11.0% 10.7% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$864,489 \$916,359 - Loan Balance -\$354,084 *349,715 -\$345,060 -\$340,099 *334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 -\$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 Loan-to-Value Ratio 65.3% 60.8% 56.6% 52.6% 48.9% 45.4% 42.0% 38.8% 35.9% 33.0% Potential Cash-Out Refi \$134,069 \$167,726 \$203,428 \$241,298 \$281,469 \$324,079 \$369,278 \$417,22	Capitalization Rate	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%	4.0%	3.8%	3.7%	3.6%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$864,489 \$916,359 - Loan Balance -\$354,084 -\$349,715 -\$345,060 -\$340,099 -\$334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 -\$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 Loan-to-Value Ratio 65.3% 60.8% 56.6% 52.6% 48.9% 45.4% 42.0% 38.8% 35.9% 33.0% Potential Cash-Out Refi \$134,069 \$167,726 \$203,428 \$241,298 \$281,469 \$324,079 \$369,278 \$417,223 \$468,081 \$522,028 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7	Cash on Cash Return	-0.8%	-0.3%	0.2%	0.7%	1.2%	1.7%	2.3%	2.8%	3.4%	4.0%
Market Value \$542,391 \$574,935 \$609,431 \$645,997 \$684,757 \$725,842 \$769,393 \$815,556 \$864,489 \$916,359 - Loan Balance -\$354,084 -\$349,715 -\$345,060 -\$340,099 -\$334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 \$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 Loan-to-Value Ratio 65.3% 60.8% 56.6% 52.6% 48.9% 45.4% 42.0% 38.8% 35.9% 33.0% Potential Cash-Out Refi \$134,069 \$167,726 \$203,428 \$241,298 \$281,469 \$324,079 \$369,278 \$417,223 \$468,081 \$522,028 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 - Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -	Return on Equity	17.8%	16.2%	14.9%	13.9%	13.1%	12.5%	11.9%	11.5%	11.0%	10.7%
-Loan Balance -\$354,084 -\$349,715 -\$345,060 -\$340,099 -\$334,812 -\$329,178 -\$323,175 -\$316,777 -\$309,960 -\$302,695 = Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 \$10.000 \$	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664	Market Value	\$542,391	\$574,935	\$609,431	\$645,997	\$684,757	\$725,842	\$769,393	\$815,556	\$864,489	\$916,359
Loan-to-Value Ratio 65.3% 60.8% 56.6% 52.6% 48.9% 45.4% 42.0% 38.8% 35.9% 33.0% Potential Cash-Out Refi \$134,069 \$167,726 \$203,428 \$241,298 \$281,469 \$324,079 \$369,278 \$417,223 \$468,081 \$522,028 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 - Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864<	- Loan Balance	-\$354,084	-\$349,715	-\$345,060	-\$340,099	-\$334,812	-\$329,178	-\$323,175	-\$316,777	-\$309,960	-\$302,695
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 - Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206	= Equity	\$188,308	\$225,220	\$264,371	\$305,898	\$349,945	\$396,664	\$446,218	\$498,779	\$554,530	\$613,664
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 - Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206	Loan-to-Value Ratio	65.3%	60.8%	56.6%	52.6%	48.9%	45.4%	42.0%	38.8%	35.9%	33.0%
Equity \$188,308 \$225,220 \$264,371 \$305,898 \$349,945 \$396,664 \$446,218 \$498,779 \$554,530 \$613,664 - Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 = Net Profit -\$13,157 \$20,950 \$57,949 \$97,991 \$141,236 \$187,852 \$238,018 \$291,923 \$349,765 \$411,756 Internal Rate of Return -8.1% 6.2% 10.7% 12.5% 13.3% 13.6% 13.8% 13.8% 13.8% 13.7% 13.6%	Potential Cash-Out Refi	\$134,069	\$167,726	\$203,428	\$241,298	\$281,469	\$324,079	\$369,278	\$417,223	\$468,081	\$522,028
- Closing Costs -\$37,967 -\$40,245 -\$42,660 -\$45,220 -\$47,933 -\$50,809 -\$53,857 -\$57,089 -\$60,514 -\$64,145 = Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$16	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$150,340 \$184,974 \$221,711 \$260,678 \$302,012 \$345,855 \$392,360 \$441,690 \$494,015 \$549,519 + Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 -\$162,206 = Net Profit -\$13,157 \$20,950 \$57,949 \$97,991 \$141,236 \$187,852 \$238,018 \$291,923 \$349,765 \$411,756 Internal Rate of Return -8.1% 6.2% 10.7% 12.5% 13.3% 13.6% 13.8% 13.8% 13.8% 13.7% 13.6%	Equity	\$188,308	\$225,220	\$264,371	\$305,898	\$349,945	\$396,664	\$446,218	\$498,779	\$554,530	\$613,664
+ Cumulative Cash Flow -\$1,292 -\$1,818 -\$1,556 -\$481 \$1,430 \$4,203 \$7,864 \$12,439 \$17,956 \$24,442 - Approximate Cash Invest -\$162,206 -\$	- Closing Costs	-\$37,967	-\$40,245	-\$42,660	-\$45,220	-\$47,933	-\$50,809	-\$53,857	-\$57,089	-\$60,514	-\$64,145
- Approximate Cash Invest -\$162,206	= Proceeds After Sale	\$150,340	\$184,974	\$221,711	\$260,678	\$302,012	\$345,855	\$392,360	\$441,690	\$494,015	\$549,519
= Net Profit -\$13,157 \$20,950 \$57,949 \$97,991 \$141,236 \$187,852 \$238,018 \$291,923 \$349,765 \$411,756 Internal Rate of Return -8.1% 6.2% 10.7% 12.5% 13.3% 13.6% 13.8% 13.8% 13.7% 13.6%	+ Cumulative Cash Flow	-\$1,292	-\$1,818	-\$1,556	-\$481	\$1,430	\$4,203	\$7,864	\$12,439	\$17,956	\$24,442
Internal Rate of Return -8.1% 6.2% 10.7% 12.5% 13.3% 13.6% 13.8% 13.8% 13.7% 13.6%	- Approximate Cash Invest	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206	-\$162,206
	= Net Profit	-\$13,157	\$20,950	\$57,949	\$97,991	\$141,236	\$187,852	\$238,018	\$291,923	\$349,765	\$411,756
Return on Investment -8.1% 12.9% 35.7% 60.4% 87.1% 115.8% 146.7% 180.0% 215.6% 253.8%	Internal Rate of Return	-8.1%	6.2%	10.7%	12.5%	13.3%	13.6%	13.8%	13.8%	13.7%	13.6%
	Return on Investment	-8.1%	12.9%	35.7%	60.4%	87.1%	115.8%	146.7%	180.0%	215.6%	253.8%

^{*}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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