

10 Year Performance Projection

Builder Close Out- \$20k CASH PRICE Reduction
Mesa, AZ 85212
3 bedrooms 2.5 bathrooms 2025 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$33,600	\$34,608	\$35,646	\$36,716	\$37,817	\$38,952	\$40,120	\$41,324	\$42,563	\$43,840
Vacancy Losses	-\$2,688	-\$2,769	-\$2,852	-\$2,937	-\$3,025	-\$3,116	-\$3,210	-\$3,306	-\$3,405	-\$3,507
Operating Income	\$30,912	\$31,839	\$32,795	\$33,778	\$34,792	\$35,835	\$36,911	\$38,018	\$39,158	\$40,333

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,448	-\$2,521	-\$2,597	-\$2,675	-\$2,755	-\$2,838	-\$2,923	-\$3,011	-\$3,101	-\$3,194
Insurance	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Management Fees	-\$576	-\$593	-\$611	-\$629	-\$648	-\$668	-\$688	-\$708	-\$730	-\$752
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,332	-\$1,372	-\$1,413	-\$1,456	-\$1,499	-\$1,544	-\$1,590	-\$1,638	-\$1,687	-\$1,738
Maintenance	-\$672	-\$692	-\$713	-\$734	-\$756	-\$779	-\$802	-\$826	-\$851	-\$877
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,228	-\$6,415	-\$6,607	-\$6,805	-\$7,010	-\$7,220	-\$7,436	-\$7,660	-\$7,889	-\$8,126

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	\$24,684	\$25,425	\$26,187	\$26,973	\$27,782	\$28,616	\$29,474	\$30,358	\$31,269	\$32,207
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$24,684	\$25,425	\$26,187	\$26,973	\$27,782	\$28,616	\$29,474	\$30,358	\$31,269	\$32,207
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$28,799	\$30,527	\$32,359	\$34,301	\$36,359	\$38,540	\$40,852	\$43,304	\$45,902	\$48,656
= Gross Equity Income	\$53,483	\$55,952	\$58,546	\$61,274	\$64,141	\$67,156	\$70,327	\$73,662	\$77,171	\$80,863
Capitalization Rate	4.9%	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.7%
Cash on Cash Return	5.1%	5.2%	5.4%	5.6%	5.7%	5.9%	6.1%	6.3%	6.5%	6.6%
Return on Equity	10.5%	10.4%	10.2%	10.1%	10.0%	9.9%	9.7%	9.6%	9.5%	9.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$508,789	\$539,317	\$571,676	\$605,976	\$642,335	\$680,875	\$721,727	\$765,031	\$810,933	\$859,589
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$508,789	\$539,317	\$571,676	\$605,976	\$642,335	\$680,875	\$721,727	\$765,031	\$810,933	\$859,589
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	\$457,910	\$485,385	\$514,508	\$545,379	\$578,101	\$612,787	\$649,555	\$688,528	\$729,840	\$773,630

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$508,789	\$539,317	\$571,676	\$605,976	\$642,335	\$680,875	\$721,727	\$765,031	\$810,933	\$859,589
- Closing Costs	-\$35,615	-\$37,752	-\$40,017	-\$42,418	-\$44,963	-\$47,661	-\$50,521	-\$53,552	-\$56,765	-\$60,171
= Proceeds After Sale	\$473,174	\$501,565	\$531,658	\$563,558	\$597,371	\$633,214	\$671,207	\$711,479	\$754,168	\$799,418
+ Cumulative Cash Flow	\$24,684	\$50,109	\$76,296	\$103,269	\$131,051	\$159,667	\$189,141	\$219,499	\$250,768	\$282,975
- Approximate Cash Invest	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790	-\$484,790
= Net Profit	\$13,068	\$66,883	\$123,165	\$182,037	\$243,633	\$308,091	\$375,557	\$446,188	\$520,146	\$597,603
Internal Rate of Return	2.7%	6.8%	8.2%	8.9%	9.2%	9.5%	9.6%	9.7%	9.8%	9.8%
Return on Investment	2.7%	13.8%	25.4%	37.5%	50.3%	63.6%	77.5%	92.0%	107.3%	123.3%

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