

10 Year Performance Projection

\$20k OFF FOR CASH BUYER  
San Tan Valley, AZ 85143  
4bd | 2ba | Built: 2025

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,800	-\$1,854	-\$1,910	-\$1,967	-\$2,026	-\$2,087	-\$2,149	-\$2,214	-\$2,280	-\$2,349
Insurance	-\$600	-\$618	-\$637	-\$656	-\$675	-\$696	-\$716	-\$738	-\$760	-\$783
Management Fees	-\$1,766	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,238	-\$2,305
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,368	-\$1,409	-\$1,451	-\$1,495	-\$1,540	-\$1,586	-\$1,633	-\$1,682	-\$1,733	-\$1,785
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,014	-\$6,195	-\$6,381	-\$6,572	-\$6,769	-\$6,972	-\$7,181	-\$7,397	-\$7,619	-\$7,847

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	\$16,066	\$16,548	\$17,044	\$17,555	\$18,082	\$18,625	\$19,183	\$19,759	\$20,351	\$20,962
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$16,066	\$16,548	\$17,044	\$17,555	\$18,082	\$18,625	\$19,183	\$19,759	\$20,351	\$20,962
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$23,999	\$25,439	\$26,966	\$28,584	\$30,299	\$32,117	\$34,044	\$36,086	\$38,251	\$40,546
= Gross Equity Income	\$40,065	\$41,987	\$44,010	\$46,139	\$48,381	\$50,741	\$53,227	\$55,845	\$58,603	\$61,509
Capitalization Rate	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%
Cash on Cash Return	4.0%	4.1%	4.2%	4.3%	4.5%	4.6%	4.7%	4.9%	5.0%	5.2%
Return on Equity	9.4%	9.3%	9.2%	9.1%	9.0%	8.9%	8.8%	8.8%	8.7%	8.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$423,989	\$449,429	\$476,394	\$504,978	\$535,277	\$567,393	\$601,437	\$637,523	\$675,775	\$716,321
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$423,989	\$449,429	\$476,394	\$504,978	\$535,277	\$567,393	\$601,437	\$637,523	\$675,775	\$716,321
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	\$381,590	\$404,486	\$428,755	\$454,480	\$481,749	\$510,654	\$541,293	\$573,771	\$608,197	\$644,689

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$423,989	\$449,429	\$476,394	\$504,978	\$535,277	\$567,393	\$601,437	\$637,523	\$675,775	\$716,321
- Closing Costs	-\$29,679	-\$31,460	-\$33,348	-\$35,348	-\$37,469	-\$39,718	-\$42,101	-\$44,627	-\$47,304	-\$50,142
= Proceeds After Sale	\$394,310	\$417,969	\$443,047	\$469,630	\$497,807	\$527,676	\$559,336	\$592,897	\$628,470	\$666,179
+ Cumulative Cash Flow	\$16,066	\$32,613	\$49,657	\$67,213	\$85,295	\$103,919	\$123,103	\$142,861	\$163,213	\$184,175
- Approximate Cash Invest	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990	-\$403,990
= Net Profit	\$6,386	\$46,592	\$88,714	\$132,853	\$179,112	\$227,605	\$278,449	\$331,768	\$387,693	\$446,364
Internal Rate of Return	1.6%	5.7%	7.1%	7.8%	8.1%	8.4%	8.5%	8.7%	8.7%	8.8%
Return on Investment	1.6%	11.5%	22.0%	32.9%	44.3%	56.3%	68.9%	82.1%	96.0%	110.5%

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