

10 Year Performance Projection

\$20k OFF FOR CASH BUYER
San Tan Valley, AZ 85143
4 bedrooms 2 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	\$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	-\$2,000	-\$2,060	-\$2,122	-\$2,185	-\$2,251	-\$2,318	-\$2,388	-\$2,460	-\$2,533	-\$2,609
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	-\$6,214	-\$6,401	-\$6,593	-\$6,791	-\$6,994	-\$7,204	-\$7,420	-\$7,643	-\$7,872	-\$8,108

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	\$15,866	\$16,342	\$16,832	\$17,337	\$17,857	\$18,393	\$18,944	\$19,513	\$20,098	\$20,701
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$15,866	\$16,342	\$16,832	\$17,337	\$17,857	\$18,393	\$18,944	\$19,513	\$20,098	\$20,701
+ 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	\$39,865	\$41,781	\$43,798	\$45,921	\$48,156	\$50,509	\$52,988	\$55,599	\$58,350	\$61,248
Capitalization Rate	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.1%	3.1%	3.0%	2.9%
Cash on Cash Return	3.9%	4.0%	4.2%	4.3%	4.4%	4.6%	4.7%	4.8%	5.0%	5.1%
Return on Equity	9.4%	9.3%	9.2%	9.1%	9.0%	8.9%	8.8%	8.7%	8.6%	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	\$15,866	\$32,207	\$49,039	\$66,376	\$84,233	\$102,626	\$121,570	\$141,083	\$161,181	\$181,882
- 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	\$6,186	\$46,186	\$88,096	\$132,016	\$178,051	\$226,312	\$276,917	\$329,990	\$385,662	\$444,071
Internal Rate of Return	1.5%	5.7%	7.0%	7.7%	8.1%	8.3%	8.5%	8.6%	8.7%	8.7%
Return on Investment	1.5%	11.4%	21.8%	32.7%	44.1%	56.0%	68.5%	81.7%	95.5%	109.9%

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