

10 Year Performance Projection

TURN KEY CO-LIVING HOME

Mesa, AZ 85204

8bd | 3ba | Built: 1972 | Remodeled: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$88,800	\$91,464	\$94,208	\$97,034	\$99,945	\$102,944	\$106,032	\$109,213	\$112,489	\$115,864
Vacancy Losses	-\$7,104	-\$7,317	-\$7,537	-\$7,763	-\$7,996	-\$8,235	-\$8,483	-\$8,737	-\$8,999	-\$9,269
Operating Income	\$81,696	\$84,147	\$86,671	\$89,271	\$91,950	\$94,708	\$97,549	\$100,476	\$103,490	\$106,595

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,680	-\$1,730	-\$1,782	-\$1,836	-\$1,891	-\$1,948	-\$2,006	-\$2,066	-\$2,128	-\$2,192
Insurance	-\$1,624	-\$1,673	-\$1,723	-\$1,775	-\$1,828	-\$1,883	-\$1,939	-\$1,997	-\$2,057	-\$2,119
Management Fees	-\$13,071	-\$13,464	-\$13,867	-\$14,283	-\$14,712	-\$15,153	-\$15,608	-\$16,076	-\$16,558	-\$17,055
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$4,440	-\$4,573	-\$4,710	-\$4,852	-\$4,997	-\$5,147	-\$5,302	-\$5,461	-\$5,624	-\$5,793
Other	-\$9,600	-\$9,888	-\$10,185	-\$10,490	-\$10,805	-\$11,129	-\$11,463	-\$11,807	-\$12,161	-\$12,526
Operating Expenses	-\$30,415	-\$31,328	-\$32,268	-\$33,236	-\$34,233	-\$35,260	-\$36,318	-\$37,407	-\$38,529	-\$39,685

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	\$51,281	\$52,819	\$54,404	\$56,036	\$57,717	\$59,448	\$61,232	\$63,069	\$64,961	\$66,910
- Mortgage Payments	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002	-\$38,002
= Cash Flow	\$13,279	\$14,817	\$16,402	\$18,034	\$19,715	\$21,446	\$23,230	\$25,067	\$26,959	\$28,908
+ Principal Reduction	\$4,835	\$5,185	\$5,560	\$5,962	\$6,392	\$6,855	\$7,350	\$7,881	\$8,451	\$9,062
+ Appreciation	\$33,600	\$35,616	\$37,753	\$40,018	\$42,419	\$44,964	\$47,662	\$50,522	\$53,553	\$56,766
= Gross Equity Income	\$51,714	\$55,618	\$59,714	\$64,013	\$68,526	\$73,265	\$78,242	\$83,470	\$88,963	\$94,736
Capitalization Rate	8.6%	8.4%	8.2%	7.9%	7.7%	7.5%	7.3%	7.1%	6.9%	6.7%
Cash on Cash Return	11.1%	12.4%	13.7%	15.0%	16.5%	17.9%	19.4%	20.9%	22.5%	24.1%
Return on Equity	42.2%	34.1%	28.9%	25.3%	22.7%	20.7%	19.2%	17.9%	16.8%	15.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$593,600	\$629,216	\$666,969	\$706,987	\$749,406	\$794,371	\$842,033	\$892,555	\$946,108	\$1,002,875
- Loan Balance	-\$471,165	-\$465,980	-\$460,420	-\$454,459	-\$448,066	-\$441,212	-\$433,862	-\$425,980	-\$417,529	-\$408,467
= Equity	\$122,435	\$163,236	\$206,549	\$252,528	\$301,340	\$353,159	\$408,171	\$466,575	\$528,579	\$594,408
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	\$63,075	\$100,314	\$139,852	\$181,830	\$226,399	\$273,722	\$323,968	\$377,319	\$433,968	\$494,120

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$122,435	\$163,236	\$206,549	\$252,528	\$301,340	\$353,159	\$408,171	\$466,575	\$528,579	\$594,408
- Closing Costs	-\$41,552	-\$44,045	-\$46,688	-\$49,489	-\$52,458	-\$55,606	-\$58,942	-\$62,479	-\$66,228	-\$70,201
= Proceeds After Sale	\$80,883	\$119,191	\$159,861	\$203,039	\$248,881	\$297,553	\$349,229	\$404,096	\$462,352	\$524,206
+ Cumulative Cash Flow	\$13,279	\$28,096	\$44,497	\$62,531	\$82,245	\$103,692	\$126,921	\$151,988	\$178,947	\$207,854
- Approximate Cash Invest	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840	-\$119,840
= Net Profit	-\$25,678	\$27,446	\$84,518	\$145,730	\$211,287	\$281,405	\$356,310	\$436,244	\$521,458	\$612,221
Internal Rate of Return	-21.4%	11.4%	21.3%	24.8%	26.0%	26.3%	26.2%	25.8%	25.5%	25.0%
Return on Investment	-21.4%	22.9%	70.5%	121.6%	176.3%	234.8%	297.3%	364.0%	435.1%	510.9%

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

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