

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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI. Find investments at www.JasonHartman.com/Properties

Subject to Terms of Service and Privacy Policy

Make your own dynamic proformas for FREE at www.PropertyTracker.com | © 2004-2026