

10 Year Performance Projection

\$40k Reduced Price Paying Cash

San Tan Valley, AZ 85140

3bd | 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	-\$1,485	-\$1,530	-\$1,575	-\$1,623	-\$1,671	-\$1,721	-\$1,773	-\$1,826	-\$1,881	-\$1,938
Insurance	-\$495	-\$510	-\$525	-\$541	-\$557	-\$574	-\$591	-\$609	-\$627	-\$646
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	-\$1,020	-\$1,051	-\$1,082	-\$1,115	-\$1,148	-\$1,182	-\$1,218	-\$1,254	-\$1,292	-\$1,331
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,246	-\$5,404	-\$5,566	-\$5,733	-\$5,905	-\$6,082	-\$6,264	-\$6,452	-\$6,646	-\$6,845

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	\$16,834	\$17,339	\$17,859	\$18,395	\$18,946	\$19,515	\$20,100	\$20,703	\$21,324	\$21,964
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$16,834	\$17,339	\$17,859	\$18,395	\$18,946	\$19,515	\$20,100	\$20,703	\$21,324	\$21,964
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$19,799	\$20,987	\$22,247	\$23,581	\$24,996	\$26,496	\$28,086	\$29,771	\$31,557	\$33,451
= Gross Equity Income	\$36,633	\$38,326	\$40,105	\$41,976	\$43,943	\$46,011	\$48,186	\$50,474	\$52,882	\$55,415
Capitalization Rate	4.8%	4.7%	4.5%	4.4%	4.3%	4.2%	4.1%	3.9%	3.8%	3.7%
Cash on Cash Return	5.1%	5.2%	5.4%	5.5%	5.7%	5.9%	6.0%	6.2%	6.4%	6.6%
Return on Equity	10.5%	10.3%	10.2%	10.1%	10.0%	9.8%	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	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
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	\$314,810	\$333,699	\$353,721	\$374,944	\$397,441	\$421,287	\$446,565	\$473,359	\$501,760	\$531,866

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$349,789	\$370,777	\$393,023	\$416,605	\$441,601	\$468,097	\$496,183	\$525,954	\$557,511	\$590,962
- Closing Costs	-\$24,485	-\$25,954	-\$27,512	-\$29,162	-\$30,912	-\$32,767	-\$34,733	-\$36,817	-\$39,026	-\$41,367
= Proceeds After Sale	\$325,304	\$344,822	\$365,512	\$387,442	\$410,689	\$435,330	\$461,450	\$489,137	\$518,485	\$549,595
+ Cumulative Cash Flow	\$16,834	\$34,172	\$52,031	\$70,426	\$89,372	\$108,887	\$128,987	\$149,691	\$171,015	\$192,979
- Approximate Cash Invest	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290	-\$333,290
= Net Profit	\$8,848	\$45,705	\$84,253	\$124,578	\$166,771	\$210,927	\$257,148	\$305,538	\$356,210	\$409,284
Internal Rate of Return	2.7%	6.8%	8.2%	8.8%	9.2%	9.4%	9.6%	9.7%	9.7%	9.8%
Return on Investment	2.7%	13.7%	25.3%	37.4%	50.0%	63.3%	77.2%	91.7%	106.9%	122.8%

*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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