

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	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836	-\$25,836
= Cash Flow	\$25,445	\$26,984	\$28,568	\$30,200	\$31,881	\$33,613	\$35,396	\$37,233	\$39,125	\$41,074
+ Principal Reduction	\$2,117	\$2,304	\$2,507	\$2,729	\$2,970	\$3,233	\$3,519	\$3,830	\$4,168	\$4,537
+ Appreciation	\$33,600	\$35,616	\$37,753	\$40,018	\$42,419	\$44,964	\$47,662	\$50,522	\$53,553	\$56,766
= Gross Equity Income	\$61,162	\$64,903	\$68,829	\$72,947	\$77,271	\$81,810	\$86,577	\$91,585	\$96,847	\$102,377
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	8.6%	9.1%	9.6%	10.2%	10.7%	11.3%	11.9%	12.5%	13.2%	13.8%
Return on Equity	19.4%	18.4%	17.5%	16.7%	16.0%	15.4%	14.9%	14.4%	14.0%	13.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$593,600	\$629,216	\$666,969	\$706,987	\$749,406	\$794,371	\$842,033	\$892,555	\$946,108	\$1,002,875
- Loan Balance	-\$277,883	-\$275,579	-\$273,072	-\$270,343	-\$267,373	-\$264,140	-\$260,621	-\$256,791	-\$252,623	-\$248,087
= Equity	\$315,717	\$353,637	\$393,897	\$436,644	\$482,034	\$530,231	\$581,412	\$635,763	\$693,485	\$754,788
Loan-to-Value Ratio	46.8%	43.8%	40.9%	38.2%	35.7%	33.3%	31.0%	28.8%	26.7%	24.7%
Potential Cash-Out Refi	\$256,357	\$290,715	\$327,200	\$365,945	\$407,093	\$450,794	\$497,209	\$546,508	\$598,874	\$654,501

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$315,717	\$353,637	\$393,897	\$436,644	\$482,034	\$530,231	\$581,412	\$635,763	\$693,485	\$754,788
- 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	\$274,165	\$309,591	\$347,209	\$387,155	\$429,575	\$474,625	\$522,470	\$573,285	\$627,257	\$684,587
+ Cumulative Cash Flow	\$25,445	\$52,429	\$80,997	\$111,197	\$143,078	\$176,691	\$212,087	\$249,321	\$288,446	\$329,520
- Approximate Cash Invest	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800	-\$296,800
= Net Profit	\$2,810	\$65,220	\$131,406	\$201,552	\$275,854	\$354,516	\$437,757	\$525,805	\$618,903	\$717,307
Internal Rate of Return	0.9%	10.9%	14.0%	15.3%	16.0%	16.3%	16.4%	16.5%	16.5%	16.4%
Return on Investment	0.9%	22.0%	44.3%	67.9%	92.9%	119.4%	147.5%	177.2%	208.5%	241.7%

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