

10 Year Performance Projection

Financed
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	-\$1,492	-\$1,537	-\$1,583	-\$1,630	-\$1,679	-\$1,730	-\$1,781	-\$1,835	-\$1,890	-\$1,947
Insurance	-\$746	-\$768	-\$791	-\$815	-\$840	-\$865	-\$891	-\$917	-\$945	-\$973
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
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	-\$3,738	-\$3,850	-\$3,966	-\$4,085	-\$4,207	-\$4,333	-\$4,463	-\$4,597	-\$4,735	-\$4,877

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	\$18,342	\$18,892	\$19,459	\$20,043	\$20,644	\$21,263	\$21,901	\$22,558	\$23,235	\$23,932
- Mortgage Payments	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318	-\$16,318
= Cash Flow	\$2,024	\$2,574	\$3,141	\$3,725	\$4,326	\$4,945	\$5,583	\$6,240	\$6,917	\$7,614
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$22,379	\$23,722	\$25,145	\$26,654	\$28,253	\$29,949	\$31,746	\$33,650	\$35,669	\$37,810
= Gross Equity Income	\$24,403	\$26,296	\$28,286	\$30,379	\$32,579	\$34,894	\$37,329	\$39,890	\$42,586	\$45,423
Capitalization Rate	4.6%	4.5%	4.4%	4.3%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%
Cash on Cash Return	1.7%	2.1%	2.6%	3.1%	3.6%	4.1%	4.6%	5.2%	5.7%	6.3%
Return on Equity	18.2%	16.6%	15.4%	14.5%	13.7%	13.0%	12.5%	12.0%	11.5%	11.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$395,369	\$419,092	\$444,237	\$470,891	\$499,145	\$529,093	\$560,839	\$594,489	\$630,159	\$667,968
- Loan Balance	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093	-\$261,093
= Equity	\$134,276	\$157,999	\$183,144	\$209,798	\$238,052	\$268,000	\$299,746	\$333,396	\$369,066	\$406,875
Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Potential Cash-Out Refi	\$94,739	\$116,089	\$138,720	\$162,709	\$188,137	\$215,091	\$243,662	\$273,947	\$306,050	\$340,078

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$134,276	\$157,999	\$183,144	\$209,798	\$238,052	\$268,000	\$299,746	\$333,396	\$369,066	\$406,875
- Closing Costs	-\$27,676	-\$29,336	-\$31,097	-\$32,962	-\$34,940	-\$37,037	-\$39,259	-\$41,614	-\$44,111	-\$46,758
= Proceeds After Sale	\$106,601	\$128,662	\$152,047	\$176,836	\$203,112	\$230,964	\$260,487	\$291,782	\$324,955	\$360,118
+ Cumulative Cash Flow	\$2,024	\$4,598	\$7,739	\$11,463	\$15,789	\$20,734	\$26,317	\$32,557	\$39,474	\$47,088
- Approximate Cash Invest	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849	-\$120,849
= Net Profit	-\$12,224	\$12,411	\$38,937	\$67,450	\$98,052	\$130,849	\$165,956	\$203,491	\$243,580	\$286,357
Internal Rate of Return	-10.1%	5.0%	9.9%	12.0%	13.0%	13.5%	13.7%	13.8%	13.8%	13.7%
Return on Investment	-10.1%	10.3%	32.2%	55.8%	81.1%	108.3%	137.3%	168.4%	201.6%	237.0%

*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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