

10 Year Performance Projection

23 miles from TSCM \$165B Facility - CASH

Wittman, AZ 85361

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	\$25,200	\$25,956	\$26,735	\$27,537	\$28,363	\$29,214	\$30,090	\$30,993	\$31,923	\$32,880
Vacancy Losses	-\$2,016	-\$2,076	-\$2,139	-\$2,203	-\$2,269	-\$2,337	-\$2,407	-\$2,479	-\$2,554	-\$2,630
Operating Income	\$23,184	\$23,880	\$24,596	\$25,334	\$26,094	\$26,877	\$27,683	\$28,513	\$29,369	\$30,250

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,575	-\$1,622	-\$1,671	-\$1,721	-\$1,773	-\$1,826	-\$1,881	-\$1,937	-\$1,995	-\$2,055
Insurance	-\$525	-\$541	-\$557	-\$574	-\$591	-\$609	-\$627	-\$646	-\$665	-\$685
Management Fees	-\$1,855	-\$1,910	-\$1,968	-\$2,027	-\$2,088	-\$2,150	-\$2,215	-\$2,281	-\$2,350	-\$2,420
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Maintenance	-\$504	-\$519	-\$535	-\$551	-\$567	-\$584	-\$602	-\$620	-\$638	-\$658
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,659	-\$5,828	-\$6,003	-\$6,183	-\$6,369	-\$6,560	-\$6,757	-\$6,959	-\$7,168	-\$7,383

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	\$17,525	\$18,051	\$18,593	\$19,150	\$19,725	\$20,317	\$20,926	\$21,554	\$22,201	\$22,867
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$17,525	\$18,051	\$18,593	\$19,150	\$19,725	\$20,317	\$20,926	\$21,554	\$22,201	\$22,867
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$20,999	\$22,259	\$23,595	\$25,011	\$26,511	\$28,102	\$29,788	\$31,575	\$33,470	\$35,478
= Gross Equity Income	\$38,525	\$40,310	\$42,188	\$44,161	\$46,236	\$48,419	\$50,714	\$53,129	\$55,670	\$58,345
Capitalization Rate	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.6%
Cash on Cash Return	5.0%	5.1%	5.3%	5.4%	5.6%	5.7%	5.9%	6.1%	6.3%	6.5%
Return on Equity	10.4%	10.3%	10.1%	10.0%	9.9%	9.8%	9.6%	9.5%	9.4%	9.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$370,989	\$393,249	\$416,844	\$441,854	\$468,366	\$496,468	\$526,256	\$557,831	\$591,301	\$626,779
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$370,989	\$393,249	\$416,844	\$441,854	\$468,366	\$496,468	\$526,256	\$557,831	\$591,301	\$626,779
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	\$333,890	\$353,924	\$375,159	\$397,669	\$421,529	\$446,821	\$473,630	\$502,048	\$532,171	\$564,101

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$370,989	\$393,249	\$416,844	\$441,854	\$468,366	\$496,468	\$526,256	\$557,831	\$591,301	\$626,779
- Closing Costs	-\$25,969	-\$27,527	-\$29,179	-\$30,930	-\$32,786	-\$34,753	-\$36,838	-\$39,048	-\$41,391	-\$43,875
= Proceeds After Sale	\$345,020	\$365,721	\$387,665	\$410,925	\$435,580	\$461,715	\$489,418	\$518,783	\$549,910	\$582,904
+ Cumulative Cash Flow	\$17,525	\$35,576	\$54,169	\$73,319	\$93,044	\$113,361	\$134,287	\$155,841	\$178,042	\$200,908
- Approximate Cash Invest	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490	-\$353,490
= Net Profit	\$9,056	\$47,808	\$88,344	\$130,754	\$175,134	\$221,586	\$270,215	\$321,134	\$374,462	\$430,323
Internal Rate of Return	2.6%	6.7%	8.1%	8.7%	9.1%	9.3%	9.5%	9.6%	9.6%	9.7%
Return on Investment	2.6%	13.5%	25.0%	37.0%	49.5%	62.7%	76.4%	90.8%	105.9%	121.7%

*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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