

Ten Year Performance Projection

Appreciation is in Phoenix-Metro!

San Tan Valley, AZ 85143

3bd | 2ba | Built: 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	\$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	-\$1,797	-\$1,851	-\$1,907	-\$1,964	-\$2,023	-\$2,084	-\$2,146	-\$2,211	-\$2,277	-\$2,345
Insurance	-\$719	-\$741	-\$763	-\$786	-\$809	-\$833	-\$858	-\$884	-\$911	-\$938
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	-\$1,140	-\$1,174	-\$1,209	-\$1,246	-\$1,283	-\$1,322	-\$1,361	-\$1,402	-\$1,444	-\$1,487
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,136	-\$4,261	-\$4,388	-\$4,520	-\$4,656	-\$4,795	-\$4,939	-\$5,087	-\$5,240	-\$5,397

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	\$17,944	\$18,482	\$19,036	\$19,607	\$20,196	\$20,802	\$21,426	\$22,068	\$22,730	\$23,412
- Mortgage Payments	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851	-\$16,851
= Cash Flow	\$1,092	\$1,631	\$2,185	\$2,756	\$3,345	\$3,950	\$4,574	\$5,217	\$5,879	\$6,561
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$21,569	\$22,864	\$24,235	\$25,690	\$27,231	\$28,865	\$30,597	\$32,432	\$34,378	\$36,441
= Gross Equity Income	\$22,662	\$24,494	\$26,421	\$28,446	\$30,575	\$32,815	\$35,171	\$37,650	\$40,258	\$43,002
Capitalization Rate	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.7%	3.6%
Cash on Cash Return	1.1%	1.6%	2.1%	2.7%	3.3%	3.9%	4.5%	5.1%	5.7%	6.4%
Return on Equity	20.3%	18.2%	16.7%	15.4%	14.5%	13.7%	13.0%	12.4%	11.9%	11.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$381,059	\$403,923	\$428,158	\$453,848	\$481,079	\$509,943	\$540,540	\$572,972	\$607,351	\$643,792
- Loan Balance	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618	-\$269,618
= Equity	\$111,442	\$134,305	\$158,541	\$184,230	\$211,461	\$240,326	\$270,923	\$303,355	\$337,733	\$374,174
Loan-to-Value Ratio	70.8%	66.7%	63.0%	59.4%	56.0%	52.9%	49.9%	47.1%	44.4%	41.9%
Potential Cash-Out Refi	\$73,336	\$93,913	\$115,725	\$138,846	\$163,353	\$189,332	\$216,869	\$246,058	\$276,998	\$309,795

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$111,442	\$134,305	\$158,541	\$184,230	\$211,461	\$240,326	\$270,923	\$303,355	\$337,733	\$374,174
- Closing Costs	-\$26,674	-\$28,275	-\$29,971	-\$31,769	-\$33,676	-\$35,696	-\$37,838	-\$40,108	-\$42,515	-\$45,065
= Proceeds After Sale	\$84,768	\$106,031	\$128,570	\$152,461	\$177,786	\$204,630	\$233,085	\$263,247	\$295,219	\$329,109
+ Cumulative Cash Flow	\$1,092	\$2,723	\$4,908	\$7,665	\$11,009	\$14,960	\$19,534	\$24,751	\$30,631	\$37,192
- Approximate Cash Invest	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455	-\$102,455
= Net Profit	-\$16,594	\$6,299	\$31,024	\$57,671	\$86,340	\$117,135	\$150,164	\$185,544	\$223,395	\$263,846
Internal Rate of Return	-16.2%	3.0%	9.3%	12.0%	13.3%	13.9%	14.2%	14.3%	14.3%	14.3%
Return on Investment	-16.2%	6.1%	30.3%	56.3%	84.3%	114.3%	146.6%	181.1%	218.0%	257.5%

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