

10 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%

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

Make your own dynamic proformas for FREE at www.PropertyTracker.com and Find investments at www.JasonHartman.com/Properties

Talk with an Investment Counselor from Empowered Investor LLC: www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI.

Subject to Terms of Service and Privacy Policy | © 2004-2026