

10 Year Performance Projection

Ready to close in March! Financed

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	-\$1,663	-\$1,713	-\$1,764	-\$1,817	-\$1,871	-\$1,928	-\$1,985	-\$2,045	-\$2,106	-\$2,169
Insurance	-\$554	-\$571	-\$588	-\$606	-\$624	-\$643	-\$662	-\$682	-\$702	-\$723
Management Fees	-\$1,766	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,238	-\$2,305
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	-\$5,603	-\$5,771	-\$5,945	-\$6,123	-\$6,307	-\$6,496	-\$6,691	-\$6,891	-\$7,098	-\$7,311

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	\$16,477	\$16,971	\$17,480	\$18,004	\$18,545	\$19,101	\$19,674	\$20,264	\$20,872	\$21,498
- Mortgage Payments	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165	-\$16,165
= Cash Flow	\$311	\$806	\$1,315	\$1,839	\$2,379	\$2,936	\$3,509	\$4,099	\$4,707	\$5,333
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$22,169	\$23,500	\$24,910	\$26,404	\$27,988	\$29,668	\$31,448	\$33,335	\$35,335	\$37,455
= Gross Equity Income	\$22,481	\$24,305	\$26,224	\$28,243	\$30,368	\$32,603	\$34,957	\$37,434	\$40,042	\$42,788
Capitalization Rate	4.2%	4.1%	4.0%	3.9%	3.8%	3.6%	3.5%	3.4%	3.3%	3.2%
Cash on Cash Return	0.3%	0.7%	1.1%	1.5%	1.9%	2.4%	2.8%	3.3%	3.8%	4.3%
Return on Equity	16.9%	15.5%	14.5%	13.6%	12.9%	12.3%	11.8%	11.3%	11.0%	10.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$391,659	\$415,159	\$440,069	\$466,473	\$494,461	\$524,129	\$555,576	\$588,911	\$624,246	\$661,700
- Loan Balance	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643	-\$258,643
= Equity	\$133,016	\$156,516	\$181,426	\$207,830	\$235,818	\$265,486	\$296,933	\$330,268	\$365,603	\$403,057
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	\$93,850	\$115,000	\$137,419	\$161,182	\$186,372	\$213,073	\$241,376	\$271,377	\$303,178	\$336,887

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$133,016	\$156,516	\$181,426	\$207,830	\$235,818	\$265,486	\$296,933	\$330,268	\$365,603	\$403,057
- Closing Costs	-\$27,416	-\$29,061	-\$30,805	-\$32,653	-\$34,612	-\$36,689	-\$38,890	-\$41,224	-\$43,697	-\$46,319
= Proceeds After Sale	\$105,600	\$127,455	\$150,621	\$175,177	\$201,206	\$228,797	\$258,043	\$289,044	\$321,905	\$356,738
+ Cumulative Cash Flow	\$311	\$1,117	\$2,432	\$4,271	\$6,651	\$9,587	\$13,095	\$17,194	\$21,901	\$27,234
- Approximate Cash Invest	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410	-\$123,410
= Net Profit	-\$17,498	\$5,162	\$29,643	\$56,038	\$84,447	\$114,974	\$147,729	\$182,829	\$220,397	\$260,563
Internal Rate of Return	-14.2%	2.1%	7.5%	9.9%	11.1%	11.7%	12.1%	12.3%	12.4%	12.4%
Return on Investment	-14.2%	4.2%	24.0%	45.4%	68.4%	93.2%	119.7%	148.1%	178.6%	211.1%

*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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