

Ten Year Performance Projection

Close in CASH by end of Sept for up to 15% OFF Listing Price
Arizona
4bd | 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	\$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	-\$1,650	-\$1,711	-\$1,774	-\$1,840	-\$1,908	-\$1,979	-\$2,052	-\$2,128	-\$2,206	-\$2,288
Insurance	-\$1,980	-\$2,053	-\$2,129	-\$2,208	-\$2,290	-\$2,374	-\$2,462	-\$2,553	-\$2,648	-\$2,746
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	-\$1,200	-\$1,244	-\$1,290	-\$1,338	-\$1,388	-\$1,439	-\$1,492	-\$1,548	-\$1,605	-\$1,664
Maintenance	-\$504	-\$523	-\$542	-\$562	-\$583	-\$604	-\$627	-\$650	-\$674	-\$699
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,334	-\$5,531	-\$5,736	-\$5,948	-\$6,168	-\$6,396	-\$6,633	-\$6,879	-\$7,133	-\$7,397

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	\$17,850	\$18,348	\$18,860	\$19,386	\$19,926	\$20,480	\$21,050	\$21,635	\$22,236	\$22,853
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$17,850	\$18,348	\$18,860	\$19,386	\$19,926	\$20,480	\$21,050	\$21,635	\$22,236	\$22,853
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$16,500	\$17,324	\$18,191	\$19,100	\$20,055	\$21,058	\$22,111	\$23,216	\$24,377	\$25,596
= Gross Equity Income	\$34,350	\$35,673	\$37,051	\$38,486	\$39,981	\$41,538	\$43,161	\$44,851	\$46,613	\$48,449
Capitalization Rate	5.2%	5.0%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.3%
Cash on Cash Return	5.3%	5.5%	5.6%	5.8%	5.9%	6.1%	6.3%	6.4%	6.6%	6.8%
Return on Equity	9.9%	9.8%	9.7%	9.6%	9.5%	9.4%	9.3%	9.2%	9.1%	9.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$346,490	\$363,814	\$382,005	\$401,105	\$421,160	\$442,218	\$464,329	\$487,546	\$511,923	\$537,519
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$346,490	\$363,814	\$382,005	\$401,105	\$421,160	\$442,218	\$464,329	\$487,546	\$511,923	\$537,519
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	\$311,841	\$327,433	\$343,804	\$360,994	\$379,044	\$397,996	\$417,896	\$438,791	\$460,731	\$483,767

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$346,490	\$363,814	\$382,005	\$401,105	\$421,160	\$442,218	\$464,329	\$487,546	\$511,923	\$537,519
- Closing Costs	-\$24,254	-\$25,467	-\$26,740	-\$28,077	-\$29,481	-\$30,955	-\$32,503	-\$34,128	-\$35,835	-\$37,626
= Proceeds After Sale	\$322,235	\$338,347	\$355,264	\$373,028	\$391,679	\$411,263	\$431,826	\$453,417	\$476,088	\$499,893
+ Cumulative Cash Flow	\$17,850	\$36,198	\$55,058	\$74,444	\$94,370	\$114,850	\$135,900	\$157,534	\$179,770	\$202,623
- Approximate Cash Invest	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590	-\$336,590
= Net Profit	\$3,496	\$37,956	\$73,733	\$110,882	\$149,459	\$189,523	\$231,136	\$274,362	\$319,269	\$365,926
Internal Rate of Return	1.0%	5.6%	7.2%	7.9%	8.4%	8.6%	8.8%	8.9%	9.0%	9.1%
Return on Investment	1.0%	11.3%	21.9%	32.9%	44.4%	56.3%	68.7%	81.5%	94.9%	108.7%

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