10 Year Performance Projection

Brand New Modern Home in Chickasha- Client Chickasha, OK 73018

Vacancy Losses \$1,200 \$1,236 \$1,273 \$1,311 \$1,351 \$1,391 \$1,391 \$1,476 \$1,520 \$1,560	Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Perpentry Perpentry Perpentry Perpentry Perpentry Tawes Perpentry Perpentr	Gross Rent	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
Property Taxes	Vacancy Losses	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Property Taxes	Operating Income	\$13,800	\$14,214	\$14,640	\$15,080	\$15,532	\$15,998	\$16,478	\$16,972	\$17,481	\$18,006
Insurance	Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees	Property Taxes	-\$1,704	-\$1,755	-\$1,808	-\$1,862	-\$1,918	-\$1,975	-\$2,035	-\$2,096	-\$2,158	-\$2,223
Leasing/Advertising Fees \$.\$0 \$.\$0 \$.\$0 \$.\$0 \$.\$0 \$.\$0 \$.\$0 \$.\$	Insurance	-\$728	-\$750	-\$772	-\$796	-\$819	-\$844	-\$869	-\$895	-\$922	-\$950
Association Fees	Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other -\$0 </td <td>Association Fees</td> <td>-\$0</td>	Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Second S	Maintenance	-\$300	-\$309	-\$318	-\$328	-\$338	-\$348	-\$358	-\$369	-\$380	-\$391
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Income \$11,068 \$11,400 \$11,742 \$12,094 \$12,457 \$12,831 \$13,216 \$13,612 \$14,021 \$14,441 - Mortgage Payments	Operating Expenses	-\$2,732	-\$2,814	-\$2,898	-\$2,985	-\$3,075	-\$3,167	-\$3,262	-\$3,360	-\$3,461	-\$3,565
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Cash Flow \$3,885 \$4,217 \$4,559 \$4,911 \$5,274 \$5,647 \$6,032 \$6,429 \$6,837 \$7,258 + Principal Reduction \$0	Net Operating Income	\$11,068	\$11,400	\$11,742	\$12,094	\$12,457	\$12,831	\$13,216	\$13,612	\$14,021	\$14,441
+ Principal Reduction \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	- Mortgage Payments	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183
+ Appreciation \$9,294 \$9,852 \$10,443 \$11,069 \$11,733 \$12,437 \$13,184 \$13,975 \$14,813 \$15,702 \$16,608 \$13,179 \$14,068 \$15,001 \$15,980 \$17,007 \$18,085 \$19,216 \$20,404 \$21,650 \$22,960 \$22,960 \$22,960 \$22,960 \$23,000 \$23,000 \$23,000 \$23,000 \$24,000 \$	= Cash Flow	\$3,885	\$4,217	\$4,559	\$4,911	\$5,274	\$5,647	\$6,032	\$6,429	\$6,837	\$7,258
### ##################################	+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capitalization Rate 6.7% 6.6% 6.4% 6.2% 6.0% 5.8% 5.7% 5.5% 5.4% 5.2% Cash on Cash Return 6.9% 7.5% 8.1% 8.7% 9.4% 10.0% 10.7% 11.4% 12.1% 12.9% Return on Equity 23.6% 21.4% 19.7% 18.3% 17.2% 16.2% 15.4% 14.7% 14.1% 13.6% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$164,194 \$174,046 \$184,488 \$195,558 \$207,291 \$219,729 \$232,912 \$246,887 \$261,700 \$277,402 \$- Loan Balance \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$108,430 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 \$- 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 \$14,716 \$22,104 \$29,936 \$38,238 \$47,038 \$56,366 \$66,254 \$76,735 \$87,845 \$99,622 \$- Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 \$- Closing Costs \$-\$11,494 \$12,183 \$12,1914 \$13,689 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 \$- Closing Costs \$-\$11,494 \$12,183 \$12,914 \$13,689 \$-\$14,510 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 \$- Closing Costs \$-\$11,494 \$12,183 \$12,914 \$13,689 \$-\$14,510 \$15,381 \$108,178 \$121,175 \$134,951 \$149,554 \$- Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 \$- Initial Cash Invested \$-\$56,384	+ Appreciation	\$9,294	\$9,852	\$10,443	\$11,069	\$11,733	\$12,437	\$13,184	\$13,975	\$14,813	\$15,702
Cash on Cash Return 6.9% 7.5% 8.1% 8.7% 9.4% 10.0% 10.7% 11.4% 12.1% 12.9% Return on Equity 23.6% 21.4% 19.7% 18.3% 17.2% 16.2% 15.4% 14.7% 14.1% 12.9% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$164,194 \$174,046 \$184,488 \$195,558 \$207,291 \$219,729 \$232,912 \$246,887 \$261,700 \$277,402 - Loan Balance -\$108,430	= Gross Equity Income	\$13,179	\$14,068	\$15,001	\$15,980	\$17,007	\$18,085	\$19,216	\$20,404	\$21,650	\$22,960
Return on Equity 23.6% 21.4% 19.7% 18.3% 17.2% 16.2% 15.4% 14.7% 14.1% 13.6% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$164,194 \$174,046 \$184,488 \$195,558 \$207,291 \$219,729 \$232,912 \$246,887 \$261,700 \$277,402 - Loan Balance -\$108,430 -	Capitalization Rate	6.7%	6.6%	6.4%	6.2%	6.0%	5.8%	5.7%	5.5%	5.4%	5.2%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$164,194 \$174,046 \$184,488 \$195,558 \$207,291 \$219,729 \$232,912 \$246,887 \$261,700 \$277,402 - Loan Balance -\$108,430	Cash on Cash Return	6.9%	7.5%	8.1%	8.7%	9.4%	10.0%	10.7%	11.4%	12.1%	12.9%
Market Value \$164,194 \$174,046 \$184,488 \$195,558 \$207,291 \$219,729 \$232,912 \$246,887 \$261,700 \$277,402 Loan Balance \$\frac{\$108,430}{\$108,430}\$ \$\frac{\$\$108,430}{\$\$}\$ \$\frac{\$\$\$\$108,430}{\$\$}\$ \$\frac{\$\$\$\$\$\$\$\$108,430}{\$\$}\$ \$-\$108,430 \$	Return on Equity	23.6%	21.4%	19.7%	18.3%	17.2%	16.2%	15.4%	14.7%	14.1%	13.6%
- Loan Balance -\$108,430 -	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Equity \$55,764 \$65,616 \$76,058 \$87,128 \$98,861 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 \$100,000	Market Value	\$164,194	\$174,046	\$184,488	\$195,558	\$207,291	\$219,729	\$232,912	\$246,887	\$261,700	\$277,402
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 \$14,716 \$22,104 \$29,936 \$38,238 \$47,038 \$56,366 \$66,254 \$76,735 \$87,845 \$99,622 \$\$ Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 \$\$ Equity \$55,764 \$65,616 \$76,058 \$87,128 \$98,861 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 \$\$ - Closing Costs -\$11,494 -\$12,183 -\$12,914 -\$13,689 -\$14,510 -\$15,381 -\$16,304 -\$17,282 -\$18,319 -\$19,418 \$\$ = Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 \$\$ + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 \$\$ - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 \$\$ = Net Profit -\$8,229 \$5,150 \$19,421 \$34,626 \$50,812 \$68,026 \$86,319 \$105,745 \$126,358 \$148,219 \$\$ Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	- Loan Balance	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430	-\$108,430
Potential Cash-Out Refi \$14,716 \$22,104 \$29,936 \$38,238 \$47,038 \$56,366 \$66,254 \$76,735 \$87,845 \$99,622 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$55,764 \$65,616 \$76,058 \$87,128 \$98,861 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 - Closing Costs -\$11,494 -\$12,183 -\$12,914 -\$13,689 -\$14,510 -\$15,381 -\$16,304 -\$17,282 -\$18,319 -\$19,418 = Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$6,384	= Equity	\$55,764	\$65,616	\$76,058	\$87,128	\$98,861	\$111,299	\$124,482	\$138,457	\$153,270	\$168,972
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$55,764 \$65,616 \$76,058 \$87,128 \$98,861 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 - Closing Costs -\$11,494 -\$12,183 -\$12,914 -\$13,689 -\$14,510 -\$15,381 -\$16,304 -\$17,282 -\$18,319 -\$19,418 = Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$68,026	Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Equity \$55,764 \$65,616 \$76,058 \$87,128 \$98,861 \$111,299 \$124,482 \$138,457 \$153,270 \$168,972 - Closing Costs -\$11,494 -\$12,183 -\$12,914 -\$13,689 -\$14,510 -\$15,381 -\$16,304 -\$17,282 -\$18,319 -\$19,418 = Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$10,388 \$10,3	Potential Cash-Out Refi	\$14,716	\$22,104	\$29,936	\$38,238	\$47,038	\$56,366	\$66,254	\$76,735	\$87,845	\$99,622
- Closing Costs -\$11,494 -\$12,183 -\$12,914 -\$13,689 -\$14,510 -\$15,381 -\$16,304 -\$17,282 -\$18,319 -\$19,418 = Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$105,745 \$126,358 \$148,219 Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$44,270 \$53,432 \$63,144 \$73,439 \$84,351 \$95,918 \$108,178 \$121,175 \$134,951 \$149,554 + Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 = Net Profit -\$8,229 \$5,150 \$19,421 \$34,626 \$50,812 \$68,026 \$86,319 \$105,745 \$126,358 \$148,219 Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	Equity	\$55,764	\$65,616	\$76,058	\$87,128	\$98,861	\$111,299	\$124,482	\$138,457	\$153,270	\$168,972
+ Cumulative Cash Flow \$3,885 \$8,101 \$12,660 \$17,571 \$22,845 \$28,492 \$34,525 \$40,953 \$47,791 \$55,049 - Initial Cash Invested -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$56,384 -\$126,358 \$148,219 Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	- Closing Costs	-\$11,494	-\$12,183	-\$12,914	-\$13,689	-\$14,510	-\$15,381	-\$16,304	-\$17,282	-\$18,319	-\$19,418
- Initial Cash Invested -\$56,384 -\$66,384 -\$66,3	= Proceeds After Sale	\$44,270	\$53,432	\$63,144	\$73,439	\$84,351	\$95,918	\$108,178	\$121,175	\$134,951	\$149,554
= Net Profit -\\$8,229 \\$5,150 \\$19,421 \\$34,626 \\$50,812 \\$68,026 \\$86,319 \\$105,745 \\$126,358 \\$148,219 Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	+ Cumulative Cash Flow	\$3,885	\$8,101	\$12,660	\$17,571	\$22,845	\$28,492	\$34,525	\$40,953	\$47,791	\$55,049
Internal Rate of Return -14.6% 4.6% 11.0% 13.9% 15.3% 16.0% 16.3% 16.5% 16.5% 16.5%	- Initial Cash Invested	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384	-\$56,384
	= Net Profit	-\$8,229	\$5,150	\$19,421	\$34,626	\$50,812	\$68,026	\$86,319	\$105,745	\$126,358	\$148,219
Return on Investment -14.6% 9.1% 34.4% 61.4% 90.1% 120.6% 153.1% 187.5% 224.1% 262.9%	Internal Rate of Return	-14.6%	4.6%	11.0%	13.9%	15.3%	16.0%	16.3%	16.5%	16.5%	16.5%
	Return on Investment	-14.6%	9.1%	34.4%	61.4%	90.1%	120.6%	153.1%	187.5%	224.1%	262.9%

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

For more information, contact Empowered Investor LLC at 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

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