

10 Year Performance Projection

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

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
Vacancy Losses	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Operating Income	\$13,800	\$14,214	\$14,640	\$15,080	\$15,532	\$15,998	\$16,478	\$16,972	\$17,481	\$18,006

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,704	-\$1,755	-\$1,808	-\$1,862	-\$1,918	-\$1,975	-\$2,035	-\$2,096	-\$2,158	-\$2,223
Insurance	-\$728	-\$750	-\$772	-\$796	-\$819	-\$844	-\$869	-\$895	-\$922	-\$950
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	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$300	-\$309	-\$318	-\$328	-\$338	-\$348	-\$358	-\$369	-\$380	-\$391
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$2,732	-\$2,814	-\$2,898	-\$2,985	-\$3,075	-\$3,167	-\$3,262	-\$3,360	-\$3,461	-\$3,565

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	\$11,068	\$11,400	\$11,742	\$12,094	\$12,457	\$12,831	\$13,216	\$13,612	\$14,021	\$14,441
- Mortgage Payments	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183	-\$7,183
= 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
+ Appreciation	\$9,294	\$9,852	\$10,443	\$11,069	\$11,733	\$12,437	\$13,184	\$13,975	\$14,813	\$15,702
= Gross Equity Income	\$13,179	\$14,068	\$15,001	\$15,980	\$17,007	\$18,085	\$19,216	\$20,404	\$21,650	\$22,960
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
= Equity	\$55,764	\$65,616	\$76,058	\$87,128	\$98,861	\$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
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
= 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%
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

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