

10 Year Performance Projection

Brand New Duplex in A+ Area
Yukon, OK 73099

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$37,680	\$38,810	\$39,975	\$41,174	\$42,409	\$43,681	\$44,992	\$46,342	\$47,732	\$49,164
Vacancy Losses	-\$3,014	-\$3,105	-\$3,198	-\$3,294	-\$3,393	-\$3,495	-\$3,599	-\$3,707	-\$3,819	-\$3,933
Operating Income	\$34,666	\$35,706	\$36,777	\$37,880	\$39,016	\$40,187	\$41,393	\$42,634	\$43,913	\$45,231

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
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	-\$754	-\$776	-\$799	-\$823	-\$848	-\$874	-\$900	-\$927	-\$955	-\$983
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,803	-\$8,037	-\$8,279	-\$8,527	-\$8,783	-\$9,046	-\$9,318	-\$9,597	-\$9,885	-\$10,182

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	\$26,862	\$27,668	\$28,498	\$29,353	\$30,234	\$31,141	\$32,075	\$33,037	\$34,028	\$35,049
- Mortgage Payments	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026
= Cash Flow	\$3,837	\$4,643	\$5,473	\$6,328	\$7,208	\$8,115	\$9,049	\$10,012	\$11,003	\$12,024
+ Principal Reduction	\$4,077	\$4,323	\$4,584	\$4,861	\$5,154	\$5,465	\$5,795	\$6,145	\$6,516	\$6,909
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$33,864	\$36,473	\$39,214	\$42,095	\$45,124	\$48,308	\$51,655	\$55,176	\$58,879	\$62,775
Capitalization Rate	5.9%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%
Cash on Cash Return	3.0%	3.6%	4.2%	4.9%	5.6%	6.3%	7.0%	7.7%	8.5%	9.3%
Return on Equity	24.5%	21.5%	19.2%	17.6%	16.3%	15.2%	14.3%	13.6%	13.0%	12.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- Loan Balance	-\$320,298	-\$315,975	-\$311,390	-\$306,529	-\$301,375	-\$295,910	-\$290,114	-\$283,969	-\$277,453	-\$270,544
= Equity	\$138,152	\$169,982	\$203,724	\$239,492	\$277,408	\$317,600	\$360,206	\$405,370	\$453,246	\$503,998
Loan-to-Value Ratio	69.9%	65.0%	60.5%	56.1%	52.1%	48.2%	44.6%	41.2%	38.0%	34.9%
Potential Cash-Out Refi	\$23,540	\$48,493	\$74,946	\$102,987	\$132,712	\$164,223	\$197,626	\$233,035	\$270,572	\$310,362

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$138,152	\$169,982	\$203,724	\$239,492	\$277,408	\$317,600	\$360,206	\$405,370	\$453,246	\$503,998
- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
= Proceeds After Sale	\$106,061	\$135,965	\$167,666	\$201,270	\$236,893	\$274,654	\$314,683	\$357,116	\$402,097	\$449,780
+ Cumulative Cash Flow	\$3,837	\$8,479	\$13,952	\$20,279	\$27,487	\$35,602	\$44,652	\$54,663	\$65,666	\$77,690
- Initial Cash Invested	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750
= Net Profit	-\$19,853	\$14,695	\$51,868	\$91,800	\$134,630	\$180,507	\$229,585	\$282,030	\$338,014	\$397,719
Internal Rate of Return	-15.3%	5.6%	12.2%	14.9%	16.0%	16.6%	16.7%	16.7%	16.6%	16.5%
Return on Investment	-15.3%	11.3%	40.0%	70.8%	103.8%	139.1%	176.9%	217.4%	260.5%	306.5%

*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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