10 Year Performance Projection

Fully Occupied Brand New Duplex in A+ Area Yukon, OK 73099 6 bedrooms 4 bathrooms 2024 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972	\$48,381
Vacancy Losses	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758	-\$3,870
Operating Income	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214	\$44,511
Estimated 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	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939	-\$968
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,791	-\$8,025	-\$8,266	-\$8,514	-\$8,769	-\$9,032	-\$9,303	-\$9,582	-\$9,870	-\$10,166
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	\$26,322	\$27,112	\$27,925	\$28,763	\$29,626	\$30,515	\$31,430	\$32,373	\$33,344	\$34,345
- Mortgage Payments	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026
= Cash Flow	\$3,297	\$4,086	\$4,900	\$5,737	\$6,600	\$7,489	\$8,405	\$9,347	\$10,319	\$11,319
+ 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	\$33,324	\$35,917	\$38,641	\$41,505	\$44,516	\$47,681	\$51,010	\$54,512	\$58,195	\$62,070
Capitalization Rate	5.7%	5.6%	5.4%	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%
Cash on Cash Return	2.5%	3.1%	3.8%	4.4%	5.1%	5.8%	6.5%	7.2%	8.0%	8.7%
Return on Equity	24.1%	21.1%	19.0%	17.3%	16.0%	15.0%	14.2%	13.4%	12.8%	12.3%
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	\$3,297	\$7,383	\$12,283	\$18,020	\$24,620	\$32,110	\$40,514	\$49,861	\$60,180	\$71,499
- Approximate Cash Invest	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750
= Net Profit	-\$20,393	\$13,598	\$50,199	\$89,541	\$131,763	\$177,014	\$225,447	\$277,228	\$332,528	\$391,529
Internal Rate of Return	-15.7%	5.2%	11.8%	14.5%	15.7%	16.2%	16.4%	16.4%	16.3%	16.2%
Return on Investment	-15.7%	10.5%	38.7%	69.0%	101.6%	136.4%	173.8%	213.7%	256.3%	301.8%

^{*}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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