10 Year Performance Projection

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

Vacancy Losses -\$2,899 -\$2,986 -\$3,076 -\$3,168 -\$3,263 -\$3,361 -\$3,462 -\$3,566 -\$3,673 Operating Income \$33,341 \$34,341 \$35,371 \$36,432 \$37,525 \$38,651 \$39,811 \$41,005 \$42,235	\$47,285 -\$3,783 \$43,502 ear 10 -\$7,054 -\$2,144 -\$0 -\$0 -\$0 -\$946 -\$0 -\$10,144
Operating Income \$33,341 \$34,341 \$35,371 \$36,432 \$37,525 \$38,651 \$39,811 \$41,005 \$42,235 Estimated Expenses Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 6 Year 6 Year 9 Year	\$43,502 ear 10 -\$7,054 -\$2,144 -\$0 -\$0 -\$0 -\$946 -\$0
Estimated Expenses Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Property Taxes -\$5,406 -\$5,568 -\$5,735 -\$5,908 -\$6,085 -\$6,267 -\$6,455 -\$6,649 -\$6,848 Insurance -\$1,644 -\$1,693 -\$1,744 -\$1,796 -\$1,850 -\$1,905 -\$1,962 -\$2,021 -\$2,082 Management Fees -\$0	-\$7,054 -\$2,144 -\$0 -\$0 -\$0 -\$0
Property Taxes	-\$7,054 -\$2,144 -\$0 -\$0 -\$0 -\$946 -\$0
Insurance -\$1,644 -\$1,693 -\$1,744 -\$1,796 -\$1,850 -\$1,905 -\$1,962 -\$2,021 -\$2,082 Management Fees -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	-\$2,144 -\$0 -\$0 -\$0 -\$946
Management Fees -\$0	-\$0 -\$0 -\$0 -\$946 -\$0
Leasing/Advertising Fees -\$0 <td>-\$0 -\$0 -\$946 -\$0</td>	-\$0 -\$0 -\$946 -\$0
Association Fees -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	-\$0 - \$946 -\$0
Maintenance -\$725 -\$747 -\$769 -\$792 -\$816 -\$840 -\$865 -\$891 -\$918	- \$946 - \$0
	-\$0
Other -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	
τ- τ	-\$10,144
Operating Expenses -\$7,775 -\$8,008 -\$8,248 -\$8,495 -\$8,750 -\$9,013 -\$9,283 -\$9,562 -\$9,849 -	
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Ye	ear 10
Net Operating Income \$25,566 \$26,333 \$27,123 \$27,937 \$28,775 \$29,638 \$30,527 \$31,443 \$32,387	\$33,358
- Mortgage Payments -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026 -\$23,026	-\$23,026
= Cash Flow \$2,541 \$3,308 \$4,098 \$4,911 \$5,749 \$6,613 \$7,502 \$8,418 \$9,361	\$10,333
+ 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 \$32,568 \$35,138 \$37,839 \$40,679 \$43,665 \$46,805 \$50,108 \$53,582 \$57,237	\$61,084
Capitalization Rate 5.6% 5.4% 5.3% 5.1% 5.0% 4.8% 4.7% 4.6% 4.4%	4.3%
Cash on Cash Return 2.0% 2.5% 3.2% 3.8% 4.4% 5.1% 5.8% 6.5% 7.2%	8.0%
Return on Equity 23.6% 20.7% 18.6% 17.0% 15.7% 14.7% 13.9% 13.2% 12.6%	12.1%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Ye	ear 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 Ye	ear 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 \$2,541 \$5,848 \$9,946 \$14,857 \$20,607 \$27,219 \$34,721 \$43,139 \$52,500	\$62,832
- 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 -\\$21,149 \\$12,064 \\$47,862 \\$86,378 \\$127,749 \\$172,124 \\$219,655 \\$270,505 \\$324,847 \\$	382,862
Internal Rate of Return -16.3% 4.6% 11.2% 14.0% 15.2% 15.8% 16.0% 16.0% 15.9%	15.8%
Return on Investment -16.3% 9.3% 36.9% 66.6% 98.5% 132.7% 169.3% 208.5% 250.4%	295.1%

^{*}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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