

10 Year Performance Projection

Fully Occupied 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 | \$36,240 | \$37,327 | \$38,447 | \$39,600 | \$40,788 | \$42,012 | \$43,272 | \$44,571 | \$45,908 | \$47,285 |
| Vacancy Losses | -\$2,899 | -\$2,986 | -\$3,076 | -\$3,168 | -\$3,263 | -\$3,361 | -\$3,462 | -\$3,566 | -\$3,673 | -\$3,783 |
| Operating Income | \$33,341 | \$34,341 | \$35,371 | \$36,432 | \$37,525 | \$38,651 | \$39,811 | \$41,005 | \$42,235 | \$43,502 |

| 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 | -\$725 | -\$747 | -\$769 | -\$792 | -\$816 | -\$840 | -\$865 | -\$891 | -\$918 | -\$946 |
| Other | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Operating Expenses | -\$7,775 | -\$8,008 | -\$8,248 | -\$8,495 | -\$8,750 | -\$9,013 | -\$9,283 | -\$9,562 | -\$9,849 | -\$10,144 |

| 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 | \$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 |
| = 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 | 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 | \$2,541 | \$5,848 | \$9,946 | \$14,857 | \$20,607 | \$27,219 | \$34,721 | \$43,139 | \$52,500 | \$62,832 |
| - 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 | -\$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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