10 Year Performance Projection

Pre-Leased Property Edmond, OK 73013 3 bedrooms 2 bathrooms

Projected Rent \$22,740 \$23,422 \$24,155 \$24,848 \$25,864 \$26,862 \$27,163 \$27,967 \$28,806 \$26,877 Vaaruny Closese \$41,819 \$41,930 \$41,930 \$41,930 \$42,215 \$42,223 \$42,223 \$42,223 \$42,235	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Pereing Income \$20,921 \$21,548 \$22,195 \$22,861 \$23,547 \$24,253 \$24,261 \$25,70 \$26,602 \$27,2797 \$25,000 \$27,2797 \$25,000 \$25,000 \$27,2797 \$25,000 \$25,	Projected Rent	\$22,740	\$23,422	\$24,125	\$24,849	\$25,594	\$26,362	\$27,153	\$27,967	\$28,806	\$29,671
Property Taxes	Vacancy Losses	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,237	-\$2,305	-\$2,374
Property Taxes	Operating Income	\$20,921	\$21,548	\$22,195	\$22,861	\$23,547	\$24,253	\$24,981	\$25,730	\$26,502	\$27,297
Insurance	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees	Property Taxes	-\$3,500	-\$3,605	-\$3,713	-\$3,825	-\$3,939	-\$4,057	-\$4,179	-\$4,305	-\$4,434	-\$4,567
Leasing/Advertising Fees -\$0 <td>Insurance</td> <td>-\$1,176</td> <td>-\$1,211</td> <td>-\$1,248</td> <td>-\$1,285</td> <td>-\$1,324</td> <td>-\$1,363</td> <td>-\$1,404</td> <td>-\$1,446</td> <td>-\$1,490</td> <td>-\$1,534</td>	Insurance	-\$1,176	-\$1,211	-\$1,248	-\$1,285	-\$1,324	-\$1,363	-\$1,404	-\$1,446	-\$1,490	-\$1,534
Association Fees	Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance -\$455 -\$468 -\$482 -\$497 -\$512 -\$527 -\$534 -\$50 -\$50 -\$0<	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other Operating Expenses -\$0 <td>Association Fees</td> <td>-\$288</td> <td>-\$297</td> <td>-\$306</td> <td>-\$315</td> <td>-\$324</td> <td>-\$334</td> <td>-\$344</td> <td>-\$354</td> <td>-\$365</td> <td>-\$376</td>	Association Fees	-\$288	-\$297	-\$306	-\$315	-\$324	-\$334	-\$344	-\$354	-\$365	-\$376
Net Operating Expenses \$5,419 \$5,581 \$5,749 \$55,921 \$6,099 \$6,282 \$6,470 \$56,664 \$6,864 \$7,070	Maintenance	-\$455	-\$468	-\$482	-\$497	-\$512	-\$527	-\$543	-\$559	-\$576	-\$593
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Income \$15,502 \$15,967 \$16,446 \$16,939 \$17,448 \$17,971 \$18,510 \$19,066 \$19,637 \$20,227 - Mortgage Payments -\$15,722	Operating Expenses	-\$5,419	-\$5,581	-\$5,749	-\$5,921	-\$6,099	-\$6,282	-\$6,470	-\$6,664	-\$6,864	-\$7,070
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Cash Flow	Net Operating Income	\$15,502	\$15,967	\$16,446	\$16,939	\$17,448	\$17,971	\$18,510	\$19,066	\$19,637	\$20,227
+ Principal Reduction \$2,403 \$2,561 \$2,729 \$2,909 \$3,099 \$3,303 \$3,520 \$3,751 \$3,997 \$4,259 \$4,259 \$4,0000 \$17,808 \$18,876 \$20,009 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 \$20,000 \$28,000 \$30,140 \$32,356 \$34,690 \$37,148 \$20,000 \$28,000 \$30,140 \$32,356 \$34,690 \$37,148 \$20,000 \$28,000 \$30,140 \$32,356 \$34,690 \$37,148 \$28,000 \$28,000 \$31,000 \$12,000 \$28,000 \$3,000 \$12,000 \$28,000 \$3,000 \$12,000 \$28,000 \$3,000 \$12,000 \$28,000 \$3,000 \$12,000 \$13,000 \$12,000 \$11,000	- Mortgage Payments	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722	-\$15,722
+ Appreciation \$16,800 \$17,808 \$18,876 \$20,009 \$21,210 \$22,482 \$23,831 \$25,261 \$26,777 \$28,383 = Gross Equity Income \$18,984 \$20,615 \$22,330 \$24,136 \$26,035 \$28,035 \$30,140 \$32,356 \$34,690 \$37,148 \$20,1410 \$10,000 \$18,984 \$20,615 \$22,330 \$24,136 \$26,035 \$28,035 \$30,140 \$32,356 \$34,690 \$37,148 \$20,1410 \$10,000	= Cash Flow	-\$220	\$246	\$725	\$1,218	\$1,726	\$2,250	\$2,789	\$3,344	\$3,916	\$4,505
## Gross Equity Income \$18,984 \$20,615 \$22,330 \$24,136 \$26,035 \$28,035 \$30,140 \$32,356 \$34,690 \$37,148 \$20,615 \$25,000 \$3.000 \$3	+ Principal Reduction	\$2,403	\$2,561	\$2,729	\$2,909	\$3,099	\$3,303	\$3,520	\$3,751	\$3,997	\$4,259
Capitalization Rate 5.2% 5.1% 4.9% 4.8% 4.7% 4.5% 4.4% 4.3% 4.2% 4.0% Cash on Cash Return -0.3% 0.3% 0.8% 1.4% 2.0% 2.6% 3.2% 3.9% 4.5% 5.2% Return on Equity 21.3% 18.8% 17.0% 15.7% 14.6% 13.7% 13.0% 12.4% 11.9% 11.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$296,800 \$314,608 \$333,484 \$353,494 \$374,703 \$397,185 \$421,016 \$446,277 \$473,054 \$501,437 - Loan Balance -\$207,597 -\$205,035 -\$202,306 -\$199,397 -\$196,298 -\$189,495 -\$189,475 -\$189,475 -\$189,475 -\$189,475 -\$189,475 -\$180,724 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 <	+ Appreciation	\$16,800	\$17,808	\$18,876	\$20,009	\$21,210	\$22,482	\$23,831	\$25,261	\$26,777	\$28,383
Cash on Cash Return -0.3% 0.3% 0.8% 1.4% 2.0% 2.6% 3.2% 3.9% 4.5% 5.2% Return on Equity 21.3% 18.8% 17.0% 15.7% 14.6% 13.7% 13.0% 12.4% 11.9% 11.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$296,800 \$314,608 \$333,484 \$353,494 \$374,703 \$397,185 \$421,016 \$446,277 \$473,054 \$501,437 - Loan Balance -\$207,597 -\$205,035 \$202,306 -\$199,397 \$196,298 -\$192,995 -\$189,475 -\$185,724 -\$181,727 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% \$6.4% 52.4% 48.6% 45.0% 41.6% 38.4%	= Gross Equity Income	\$18,984	\$20,615	\$22,330	\$24,136	\$26,035	\$28,035	\$30,140	\$32,356	\$34,690	\$37,148
Return on Equity 21.3% 18.8% 17.0% 15.7% 14.6% 13.7% 13.0% 12.4% 11.9% 11.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$296,800 \$314,608 \$333,484 \$353,494 \$374,703 \$397,185 \$421,016 \$446,277 \$473,054 \$501,437 - Loan Balance -\$207,597 -\$205,035 -\$202,306 -\$199,397 -\$196,298 -\$192,995 -\$189,475 -\$185,724 -\$181,727 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 353,4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 </td <td>Capitalization Rate</td> <td>5.2%</td> <td>5.1%</td> <td>4.9%</td> <td>4.8%</td> <td>4.7%</td> <td>4.5%</td> <td>4.4%</td> <td>4.3%</td> <td>4.2%</td> <td>4.0%</td>	Capitalization Rate	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%	4.2%	4.0%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$296,800 \$314,608 \$333,484 \$353,494 \$374,703 \$397,185 \$421,016 \$446,277 \$473,054 \$501,437 - Loan Balance -\$207,597 -\$205,035 -\$202,306 -\$199,397 -\$196,298 -\$192,995 -\$188,475 -\$185,724 -\$181,727 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 <t< td=""><td>Cash on Cash Return</td><td>-0.3%</td><td>0.3%</td><td>0.8%</td><td>1.4%</td><td>2.0%</td><td>2.6%</td><td>3.2%</td><td>3.9%</td><td>4.5%</td><td>5.2%</td></t<>	Cash on Cash Return	-0.3%	0.3%	0.8%	1.4%	2.0%	2.6%	3.2%	3.9%	4.5%	5.2%
Market Value \$296,800 \$314,608 \$333,484 \$353,494 \$374,703 \$397,185 \$421,016 \$446,277 \$473,054 \$501,437 - Loan Balance -\$207,597 -\$205,035 \$202,306 -\$199,397 -\$196,298 -\$192,995 -\$189,475 -\$185,724 -\$181,727 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 *\$24,745 *\$26,229 -\$27,803 -\$29,471 \$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -	Return on Equity	21.3%	18.8%	17.0%	15.7%	14.6%	13.7%	13.0%	12.4%	11.9%	11.5%
-Loan Balance -\$207,597 -\$205,035 -\$202,306 -\$199,397 -\$196,298 -\$192,995 -\$189,475 -\$185,724 -\$181,727 -\$177,468 = Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 \$22,023 \$23,344 \$24,745 \$266,229 \$27,803 \$29,471 \$31,239 \$33,114 \$351,011 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow \$20 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest \$86,625 \$8	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 </td <td>Market Value</td> <td>\$296,800</td> <td>\$314,608</td> <td>\$333,484</td> <td>\$353,494</td> <td>\$374,703</td> <td>\$397,185</td> <td>\$421,016</td> <td>\$446,277</td> <td>\$473,054</td> <td>\$501,437</td>	Market Value	\$296,800	\$314,608	\$333,484	\$353,494	\$374,703	\$397,185	\$421,016	\$446,277	\$473,054	\$501,437
Loan-to-Value Ratio 69.9% 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 <td< td=""><td>- Loan Balance</td><td>-\$207,597</td><td>-\$205,035</td><td>-\$202,306</td><td>-\$199,397</td><td>-\$196,298</td><td>-\$192,995</td><td>-\$189,475</td><td>-\$185,724</td><td>-\$181,727</td><td>-\$177,468</td></td<>	- Loan Balance	-\$207,597	-\$205,035	-\$202,306	-\$199,397	-\$196,298	-\$192,995	-\$189,475	-\$185,724	-\$181,727	-\$177,468
Potential Cash-Out Refi \$15,003 \$30,921 \$47,807 \$65,723 \$84,730 \$104,894 \$126,287 \$148,984 \$173,064 \$198,610 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625	= Equity	\$89,203	\$109,573	\$131,179	\$154,096	\$178,405	\$204,191	\$231,541	\$260,553	\$291,327	\$323,970
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625	Loan-to-Value Ratio	69.9%	65.2%	60.7%	56.4%	52.4%	48.6%	45.0%	41.6%	38.4%	35.4%
Equity \$89,203 \$109,573 \$131,179 \$154,096 \$178,405 \$204,191 \$231,541 \$260,553 \$291,327 \$323,970 - Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 -\$86,625 = Net Profit -\$18,417 \$951 \$21,960 \$44,695 \$69,246 \$95,706 \$124,178 \$154,765 \$187,581 \$222,742 Internal Rate of Return -21.3% 0.5% 7.8% 11.0% 12.5% 13.3% 13.7% 13.9% 13.9% 13.9%	Potential Cash-Out Refi	\$15,003	\$30,921	\$47,807	\$65,723	\$84,730	\$104,894	\$126,287	\$148,984	\$173,064	\$198,610
- Closing Costs -\$20,776 -\$22,023 -\$23,344 -\$24,745 -\$26,229 -\$27,803 -\$29,471 -\$31,239 -\$33,114 -\$35,101 = Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -\$86	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$68,427 \$87,550 \$107,835 \$129,352 \$152,176 \$176,388 \$202,070 \$229,314 \$258,213 \$288,869 + Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625	Equity	\$89,203	\$109,573	\$131,179	\$154,096	\$178,405	\$204,191	\$231,541	\$260,553	\$291,327	\$323,970
+ Cumulative Cash Flow -\$220 \$26 \$750 \$1,968 \$3,694 \$5,944 \$8,733 \$12,077 \$15,992 \$20,497 - Approximate Cash Invest -\$86,625 -\$86	- Closing Costs	-\$20,776	-\$22,023	-\$23,344	-\$24,745	-\$26,229	-\$27,803	-\$29,471	-\$31,239	-\$33,114	-\$35,101
- Approximate Cash Invest	= Proceeds After Sale	\$68,427	\$87,550	\$107,835	\$129,352	\$152,176	\$176,388	\$202,070	\$229,314	\$258,213	\$288,869
= Net Profit -\$18,417 \$951 \$21,960 \$44,695 \$69,246 \$95,706 \$124,178 \$154,765 \$187,581 \$222,742 Internal Rate of Return -21.3% 0.5% 7.8% 11.0% 12.5% 13.3% 13.7% 13.9% 13.9% 13.9%	+ Cumulative Cash Flow	-\$220	\$26	\$750	\$1,968	\$3,694	\$5,944	\$8,733	\$12,077	\$15,992	\$20,497
Internal Rate of Return -21.3% 0.5% 7.8% 11.0% 12.5% 13.3% 13.7% 13.9% 13.9%	- Approximate Cash Invest	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625	-\$86,625
	= Net Profit	-\$18,417	\$951	\$21,960	\$44,695	\$69,246	\$95,706	\$124,178	\$154,765	\$187,581	\$222,742
Return on Investment -21.3% 1.1% 25.4% 51.6% 79.9% 110.5% 143.4% 178.7% 216.5% 257.1%	Internal Rate of Return	-21.3%	0.5%	7.8%	11.0%	12.5%	13.3%	13.7%	13.9%	13.9%	13.9%
	Return on Investment	-21.3%	1.1%	25.4%	51.6%	79.9%	110.5%	143.4%	178.7%	216.5%	257.1%

^{*}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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