

10 Year Performance Projection

CLIENT
Edmond, OK 73013

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$22,740	\$23,422	\$24,125	\$24,849	\$25,594	\$26,362	\$27,153	\$27,967	\$28,806	\$29,671
Vacancy Losses	-\$1,819	-\$1,874	-\$1,930	-\$1,988	-\$2,048	-\$2,109	-\$2,172	-\$2,237	-\$2,305	-\$2,374
Operating Income	\$20,921	\$21,548	\$22,195	\$22,861	\$23,547	\$24,253	\$24,981	\$25,730	\$26,502	\$27,297

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,500	-\$3,605	-\$3,713	-\$3,825	-\$3,939	-\$4,057	-\$4,179	-\$4,305	-\$4,434	-\$4,567
Insurance	-\$1,176	-\$1,211	-\$1,248	-\$1,285	-\$1,324	-\$1,363	-\$1,404	-\$1,446	-\$1,490	-\$1,534
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	-\$288	-\$297	-\$306	-\$315	-\$324	-\$334	-\$344	-\$354	-\$365	-\$376
Maintenance	-\$455	-\$468	-\$482	-\$497	-\$512	-\$527	-\$543	-\$559	-\$576	-\$593
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,419	-\$5,581	-\$5,749	-\$5,921	-\$6,099	-\$6,282	-\$6,470	-\$6,664	-\$6,864	-\$7,070

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	\$15,502	\$15,967	\$16,446	\$16,939	\$17,448	\$17,971	\$18,510	\$19,066	\$19,637	\$20,227
- Mortgage Payments	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985	-\$12,985
= Cash Flow	\$2,517	\$2,982	\$3,461	\$3,954	\$4,463	\$4,986	\$5,525	\$6,081	\$6,653	\$7,242
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$16,800	\$17,808	\$18,876	\$20,009	\$21,210	\$22,482	\$23,831	\$25,261	\$26,777	\$28,383
= Gross Equity Income	\$19,317	\$20,790	\$22,338	\$23,964	\$25,672	\$27,468	\$29,356	\$31,342	\$33,429	\$35,625
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	2.5%	2.9%	3.4%	3.9%	4.4%	4.9%	5.4%	6.0%	6.5%	7.1%
Return on Equity	19.2%	17.5%	16.2%	15.2%	14.4%	13.7%	13.0%	12.5%	12.1%	11.7%

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	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000	-\$196,000
= Equity	\$100,800	\$118,608	\$137,484	\$157,494	\$178,703	\$201,185	\$225,016	\$250,277	\$277,054	\$305,437
Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Potential Cash-Out Refi	\$26,600	\$39,956	\$54,113	\$69,120	\$85,027	\$101,889	\$119,762	\$138,708	\$158,791	\$180,078

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$100,800	\$118,608	\$137,484	\$157,494	\$178,703	\$201,185	\$225,016	\$250,277	\$277,054	\$305,437
- 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	\$80,024	\$96,585	\$114,141	\$132,749	\$152,474	\$173,382	\$195,545	\$219,038	\$243,940	\$270,337
+ Cumulative Cash Flow	\$2,517	\$5,499	\$8,960	\$12,915	\$17,377	\$22,364	\$27,889	\$33,969	\$40,622	\$47,863
- Initial Cash Invested	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920	-\$101,920
= Net Profit	-\$19,379	\$165	\$21,181	\$43,744	\$67,931	\$93,826	\$121,514	\$151,087	\$182,642	\$216,280
Internal Rate of Return	-19.0%	0.1%	6.7%	9.7%	11.2%	12.1%	12.6%	12.9%	13.0%	13.1%
Return on Investment	-19.0%	0.2%	20.8%	42.9%	66.7%	92.1%	119.2%	148.2%	179.2%	212.2%

*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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