

10 Year Performance Projection

Client
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	\$37,680	\$38,810	\$39,975	\$41,174	\$42,409	\$43,681	\$44,992	\$46,342	\$47,732	\$49,164
Vacancy Losses	-\$3,014	-\$3,105	-\$3,198	-\$3,294	-\$3,393	-\$3,495	-\$3,599	-\$3,707	-\$3,819	-\$3,933
Operating Income	\$34,666	\$35,706	\$36,777	\$37,880	\$39,016	\$40,187	\$41,393	\$42,634	\$43,913	\$45,231

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,190	-\$5,346	-\$5,506	-\$5,671	-\$5,841	-\$6,017	-\$6,197	-\$6,383	-\$6,575	-\$6,772
Insurance	-\$1,687	-\$1,737	-\$1,789	-\$1,843	-\$1,898	-\$1,955	-\$2,014	-\$2,074	-\$2,137	-\$2,201
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	-\$754	-\$776	-\$799	-\$823	-\$848	-\$874	-\$900	-\$927	-\$955	-\$983
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,630	-\$7,859	-\$8,095	-\$8,338	-\$8,588	-\$8,846	-\$9,111	-\$9,384	-\$9,666	-\$9,956

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	\$27,035	\$27,846	\$28,682	\$29,542	\$30,428	\$31,341	\$32,282	\$33,250	\$34,247	\$35,275
- Mortgage Payments	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665	-\$22,665
= Cash Flow	\$4,370	\$5,181	\$6,016	\$6,877	\$7,763	\$8,676	\$9,616	\$10,585	\$11,582	\$12,610
+ Principal Reduction	\$3,465	\$3,692	\$3,935	\$4,193	\$4,468	\$4,762	\$5,074	\$5,407	\$5,762	\$6,141
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$33,785	\$36,381	\$39,109	\$41,977	\$44,993	\$48,165	\$51,501	\$55,011	\$58,705	\$62,592
Capitalization Rate	5.9%	5.7%	5.6%	5.4%	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%
Cash on Cash Return	3.4%	4.0%	4.6%	5.3%	6.0%	6.7%	7.4%	8.2%	8.9%	9.7%
Return on Equity	21.2%	19.1%	17.5%	16.2%	15.2%	14.4%	13.7%	13.0%	12.5%	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	-\$299,285	-\$295,593	-\$291,658	-\$287,464	-\$282,996	-\$278,234	-\$273,160	-\$267,752	-\$261,990	-\$255,849
= Equity	\$159,165	\$190,364	\$223,457	\$258,557	\$295,787	\$335,275	\$377,160	\$421,587	\$468,710	\$518,693
Loan-to-Value Ratio	65.3%	60.8%	56.6%	52.6%	48.9%	45.4%	42.0%	38.8%	35.9%	33.0%
Potential Cash-Out Refi	\$44,553	\$68,875	\$94,678	\$122,052	\$151,091	\$181,898	\$214,580	\$249,252	\$286,035	\$325,057

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$159,165	\$190,364	\$223,457	\$258,557	\$295,787	\$335,275	\$377,160	\$421,587	\$468,710	\$518,693
- 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	\$127,074	\$156,348	\$187,399	\$220,335	\$255,272	\$292,330	\$331,638	\$373,333	\$417,561	\$464,475
+ Cumulative Cash Flow	\$4,370	\$9,551	\$15,568	\$22,444	\$30,208	\$38,884	\$48,500	\$59,085	\$70,667	\$83,276
- 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	\$1,694	\$36,149	\$73,216	\$113,030	\$155,729	\$201,463	\$250,388	\$302,668	\$358,478	\$418,001
Internal Rate of Return	1.3%	13.3%	16.5%	17.6%	18.0%	18.0%	17.8%	17.6%	17.3%	17.0%
Return on Investment	1.3%	27.9%	56.4%	87.1%	120.0%	155.3%	193.0%	233.3%	276.3%	322.2%

*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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