

10 Year Performance Projection

Client 50% down  
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	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Vacancy Losses	-\$2,880	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758
Operating Income	\$33,120	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214

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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,770	-\$8,003	-\$8,243	-\$8,490	-\$8,745	-\$9,007	-\$9,277	-\$9,556	-\$9,842	-\$10,138

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	\$25,350	\$26,111	\$26,894	\$27,701	\$28,532	\$29,388	\$30,270	\$31,178	\$32,113	\$33,076
- Mortgage Payments	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616	-\$16,616
= Cash Flow	\$8,734	\$9,495	\$10,278	\$11,085	\$11,916	\$12,772	\$13,653	\$14,562	\$15,497	\$16,460
+ Principal Reduction	\$2,360	\$2,522	\$2,694	\$2,878	\$3,074	\$3,284	\$3,509	\$3,748	\$4,004	\$4,278
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$37,044	\$39,523	\$42,129	\$44,869	\$47,751	\$50,783	\$53,973	\$57,329	\$60,861	\$64,580
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	3.7%	4.0%	4.3%	4.7%	5.0%	5.4%	5.7%	6.1%	6.5%	6.9%
Return on Equity	15.1%	14.4%	13.7%	13.2%	12.7%	12.3%	11.9%	11.5%	11.2%	10.9%

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	-\$213,890	-\$211,368	-\$208,674	-\$205,797	-\$202,723	-\$199,438	-\$195,930	-\$192,182	-\$188,178	-\$183,900
= Equity	\$244,560	\$274,589	\$306,440	\$340,225	\$376,060	\$414,071	\$454,390	\$497,158	\$542,522	\$590,642
Loan-to-Value Ratio	46.7%	43.5%	40.5%	37.7%	35.0%	32.5%	30.1%	27.9%	25.8%	23.7%
Potential Cash-Out Refi	\$129,948	\$153,100	\$177,661	\$203,719	\$231,364	\$260,694	\$291,810	\$324,823	\$359,847	\$397,006

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$244,560	\$274,589	\$306,440	\$340,225	\$376,060	\$414,071	\$454,390	\$497,158	\$542,522	\$590,642
- 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	\$212,469	\$240,572	\$270,382	\$302,003	\$335,545	\$371,126	\$408,868	\$448,904	\$491,373	\$536,424
+ Cumulative Cash Flow	\$8,734	\$18,229	\$28,507	\$39,592	\$51,508	\$64,280	\$77,933	\$92,495	\$107,992	\$124,452
- Initial Cash Invested	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875	-\$237,875
= Net Profit	-\$16,672	\$20,926	\$61,014	\$103,720	\$149,178	\$197,530	\$248,926	\$303,523	\$361,490	\$423,001
Internal Rate of Return	-7.0%	4.4%	8.2%	9.9%	10.9%	11.4%	11.7%	11.9%	12.0%	12.0%
Return on Investment	-7.0%	8.8%	25.6%	43.6%	62.7%	83.0%	104.6%	127.6%	152.0%	177.8%

\*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](http://www.JasonHartman.com) or 1-714-820-4200 ext. 2

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