## 10 Year Performance Projection

Client 50% down Yukon, OK 73099 6 bedrooms 4 bathrooms

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected 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
Estimated 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
- Approximate Cash Invest	-\$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%
internal rate of retain	,			0.070	10.070	111.170	11.770	11.070	12.070	12.070

<sup>\*</sup>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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