## 10 Year Performance Projection

Client financed Yukon, OK 73099 6 bedrooms 4 bathrooms

Projected Rent	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Persimptence   \$34,666   \$35,706   \$36,777   \$37,880   \$39,016   \$40,187   \$41,393   \$42,634   \$43,913   \$45,231     Picperly Taxes   \$5.406   \$5.5686   \$5.5685   \$5.575   \$5.508   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5.6267   \$5.4565   \$5.6085   \$5	Projected Rent	\$37,680	\$38,810	\$39,975	\$41,174	\$42,409	\$43,681	\$44,992	\$46,342	\$47,732	\$49,164
Property Taxes	Vacancy Losses	-\$3,014	-\$3,105	-\$3,198	-\$3,294	-\$3,393	-\$3,495	-\$3,599	-\$3,707	-\$3,819	-\$3,933
Property Taxes         \$5,406         \$5,506         \$5,735         \$5,908         \$6,609         \$6,677         \$6,455         \$6,649         \$6,848         \$7,004           Insurance         \$1,644         \$1,693         \$1,744         \$1,796         \$1,800         \$1,905         \$2,021         \$2,021         \$2,021         \$2,014           Management Fees         \$0	Operating Income	\$34,666	\$35,706	\$36,777	\$37,880	\$39,016	\$40,187	\$41,393	\$42,634	\$43,913	\$45,231
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         -50	Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Leasing/Advertising Fees         -\$0 <td>Insurance</td> <td>-\$1,644</td> <td>-\$1,693</td> <td>-\$1,744</td> <td>-\$1,796</td> <td>-\$1,850</td> <td>-\$1,905</td> <td>-\$1,962</td> <td>-\$2,021</td> <td>-\$2,082</td> <td>-\$2,144</td>	Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
Association Fees	Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance         -\$754         -\$776         -\$799         -\$823         -\$848         -\$870         -\$90 <td>Leasing/Advertising Fees</td> <td>-\$0</td>	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other Operating Expenses         -\$0 <td>Association Fees</td> <td>-\$0</td>	Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Departing Expenses   -\$7,803   -\$8,037   -\$8,279   -\$8,527   -\$8,783   -\$9,046   -\$9,318   -\$9,597   -\$9,885   -\$10,182	Maintenance	-\$754	-\$776	-\$799	-\$823	-\$848	-\$874	-\$900	-\$927	-\$955	-\$983
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         \$26,862         \$27,668         \$28,498         \$29,353         \$30,234         \$31,141         \$32,075         \$33,037         \$34,028         \$35,049           - Mortgage Payments         -\$21,491         \$21,491         \$21,491         \$21,491         \$21,491	Operating Expenses	-\$7,803	-\$8,037	-\$8,279	-\$8,527	-\$8,783	-\$9,046	-\$9,318	-\$9,597	-\$9,885	-\$10,182
- 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         \$5,372         \$6,178         \$7,008         \$7,863         \$8,743         \$9,650         \$10,584         \$11,547         \$12,538         \$13,559           + Principal Reduction         \$3,805         \$4,035         \$4,279         \$4,537         \$4,811         \$5,101         \$5,409         \$5,735         \$6,082         \$6,449           + Appreciation         \$25,950         \$27,507         \$29,157         \$30,907         \$32,761         \$34,727         \$36,811         \$39,019         \$41,360         \$43,842           = Gross Equity Income         \$35,127         \$37,720         \$40,444         \$43,306         \$46,315         \$49,478         \$52,804         \$56,301         \$59,980         \$63,849           Capitalization Rate         5.9%         5.7%         5.5%         5.4%         5.2%         5.1%         4.9%         4.8%         4.7%         4.5%           Cash on Cash Return         3.4%         3.9%         4.5%         5.0%         5.6%         6.1%         6.7%         7.3%         8.0%         8.6%           Return on Equity         22.0%         19.7%         18.0%         16.7%         15.6%         14.7%         13.9%         13.3%         12.7%         12.2%	Net Operating Income	\$26,862	\$27,668	\$28,498	\$29,353	\$30,234	\$31,141	\$32,075	\$33,037	\$34,028	\$35,049
+ Principal Reduction	- Mortgage Payments	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491
+ Appreciation \$25,950 \$27,507 \$29,157 \$30,907 \$32,761 \$34,727 \$36,811 \$39,019 \$41,360 \$43,842 = Gross Equity Income \$35,127 \$37,720 \$40,444 \$43,306 \$46,315 \$49,478 \$52,804 \$56,301 \$59,980 \$63,849 \$Capitalization Rate 5.9% 5.7% 5.5% 5.4% 5.2% 5.1% 4.9% 4.8% 4.7% 4.5% Cash on Cash Return 3.4% 3.9% 4.5% 5.0% 5.6% 6.1% 6.7% 7.3% 8.0% 8.6% Return on Equity 22.0% 19.7% 18.0% 16.7% 15.6% 14.7% 13.9% 13.3% 12.7% 12.2% \$	= Cash Flow	\$5,372	\$6,178	\$7,008	\$7,863	\$8,743	\$9,650	\$10,584	\$11,547	\$12,538	\$13,559
## ## ## ## ## ## ## ## ## ## ## ## ##	+ Principal Reduction	\$3,805	\$4,035	\$4,279	\$4,537	\$4,811	\$5,101	\$5,409	\$5,735	\$6,082	\$6,449
Capitalization Rate         5.9%         5.7%         5.5%         5.4%         5.2%         5.1%         4.9%         4.8%         4.7%         4.5%           Cash on Cash Return         3.4%         3.9%         4.5%         5.0%         5.6%         6.1%         6.7%         7.3%         8.0%         8.6%           Return on Equity         22.0%         19.7%         18.0%         16.7%         15.6%         14.7%         13.9%         13.3%         12.7%         12.2%           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         \$6650,320         \$689,339         \$730,700         \$774,542         -Loan Balance         -\$298,945         -\$294,910         -\$290,631         -\$286,094         -\$21,283         -\$276,182         -\$270,773         -\$265,038         -\$258,956         -\$252,508         = Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           L	+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
Cash on Cash Return         3.4%         3.9%         4.5%         5.0%         5.6%         6.1%         6.7%         7.3%         8.0%         8.6%           Return on Equity         22.0%         19.7%         18.0%         16.7%         15.6%         14.7%         13.9%         13.3%         12.7%         12.2%           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         -\$298,945         -\$294,910         -\$290,631         -\$286,094         -\$281,283         -\$276,182         -\$270,773         -\$265,038         -\$252,508           = Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           Loan-to-Value Ratio         65.2%         60.7%         56.4%         52.4%         48.6%         45.0%         41.6%         38.4%         35.4%         32.6%	= Gross Equity Income	\$35,127	\$37,720	\$40,444	\$43,306	\$46,315	\$49,478	\$52,804	\$56,301	\$59,980	\$63,849
Return on Equity         22.0%         19.7%         18.0%         16.7%         15.6%         14.7%         13.9%         13.3%         12.7%         12.2%           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         -\$298,945         -\$294,910         -\$290,631         -\$286,094         -\$281,283         -\$270,773         -\$265,038         -\$258,956         -\$252,508           = Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           Loan-to-Value Ratio         65.2%         60.7%         56.4%         52.4%         48.6%         45.0%         41.6%         38.4%         35.4%         32.6%           Potential Cash-Out Refi         \$44,893         \$69,558         \$95,705         \$123,422         \$152,804         \$183,950         \$216,967         \$251,967         \$289,068<	Capitalization Rate	5.9%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%
Loan Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8         Year 9         Year 10           Market Value         \$458,450         \$485,957         \$515,114         \$546,021         \$578,783         \$613,510         \$650,320         \$689,339         \$730,700         \$774,542           - Loan Balance         -\$298,945         -\$294,910         -\$290,631         -\$286,094         -\$281,283         -\$270,773         -\$265,038         -\$258,956         -\$252,508           = Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           Loan-to-Value Ratio         65.2%         60.7%         56.4%         52.4%         48.6%         45.0%         41.6%         38.4%         35.4%         32.6%           Potential Cash-Out Refi         \$44,893         \$69,558         \$95,705         \$123,422         \$152,804         \$183,950         \$216,967         \$251,967         \$289,068         \$328,399           Sale Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8 <t< td=""><td>Cash on Cash Return</td><td>3.4%</td><td>3.9%</td><td>4.5%</td><td>5.0%</td><td>5.6%</td><td>6.1%</td><td>6.7%</td><td>7.3%</td><td>8.0%</td><td>8.6%</td></t<>	Cash on Cash Return	3.4%	3.9%	4.5%	5.0%	5.6%	6.1%	6.7%	7.3%	8.0%	8.6%
Market Value \$458,450 \$485,957 \$515,114 \$546,021 \$578,783 \$613,510 \$650,320 \$689,339 \$730,700 \$774,542 - Loan Balance -\$298,945 -\$294,910 -\$290,631 -\$286,094 -\$281,283 -\$276,182 -\$270,773 -\$265,038 -\$258,956 -\$252,508 = Equity \$159,505 \$191,047 \$224,484 \$259,927 \$297,499 \$337,327 \$379,547 \$424,301 \$471,743 \$522,034 Loan-to-Value Ratio 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% 32.6% Potential Cash-Out Refi \$44,893 \$69,558 \$95,705 \$123,422 \$152,804 \$183,950 \$216,967 \$251,967 \$289,068 \$328,399 \$\$\$\$ Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 \$\$\$\$\$ \$159,505 \$191,047 \$224,484 \$259,927 \$297,499 \$337,327 \$379,547 \$424,301 \$471,743 \$522,034 \$\$\$\$\$\$\$\$\$\$\$-\$159,505 \$191,047 \$224,484 \$259,927 \$297,499 \$337,327 \$379,547 \$424,301 \$471,743 \$522,034 \$	Return on Equity	22.0%	19.7%	18.0%	16.7%	15.6%	14.7%	13.9%	13.3%	12.7%	12.2%
-Loan Balance	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           Loan-to-Value Ratio         65.2%         60.7%         56.4%         52.4%         48.6%         45.0%         41.6%         38.4%         35.4%         32.6%           Potential Cash-Out Refi         \$44,893         \$69,558         \$95,705         \$123,422         \$152,804         \$183,950         \$216,967         \$251,967         \$289,068         \$328,399           Sale Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8         Year 9         Year 10           Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           - 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	Market Value	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
Loan-to-Value Ratio 65.2% 60.7% 56.4% 52.4% 48.6% 45.0% 41.6% 38.4% 35.4% 32.6% Potential Cash-Out Refi \$44,893 \$69,558 \$95,705 \$123,422 \$152,804 \$183,950 \$216,967 \$251,967 \$289,068 \$328,399 \$\$  Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10  Equity \$159,505 \$191,047 \$224,484 \$259,927 \$297,499 \$337,327 \$379,547 \$424,301 \$471,743 \$522,034 - 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 \$127,414 \$157,030 \$188,426 \$221,706 \$256,984 \$294,382 \$334,024 \$376,048 \$420,594 \$467,816 + Cumulative Cash Flow \$5,372 \$11,549 \$18,557 \$26,419 \$35,163 \$44,813 \$55,397 \$66,944 \$79,481 \$93,040 - Approximate Cash Invest -\$157,430 -\$	- Loan Balance	-\$298,945	-\$294,910	-\$290,631	-\$286,094	-\$281,283	-\$276,182	-\$270,773	-\$265,038	-\$258,956	-\$252,508
Potential Cash-Out Refi         \$44,893         \$69,558         \$95,705         \$123,422         \$152,804         \$183,950         \$216,967         \$251,967         \$289,068         \$328,399           Sale Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8         Year 9         Year 10           Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           - 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         \$127,414         \$157,030         \$188,426         \$221,706         \$256,984         \$294,382         \$334,024         \$376,048         \$420,594         \$467,816           + Cumulative Cash Flow         \$5,372         \$11,549         \$18,557         \$26,419         \$35,163         \$44,813         \$55,397         \$66,944         \$79,481         \$93,040           - Approximate Cash Invest         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430	= Equity	\$159,505	\$191,047	\$224,484	\$259,927	\$297,499	\$337,327	\$379,547	\$424,301	\$471,743	\$522,034
Sale Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8         Year 9         Year 10           Equity         \$159,505         \$191,047         \$224,484         \$259,927         \$297,499         \$337,327         \$379,547         \$424,301         \$471,743         \$522,034           - 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         \$127,414         \$157,030         \$188,426         \$221,706         \$256,984         \$294,382         \$334,024         \$376,048         \$420,594         \$467,816           + Cumulative Cash Flow         \$5,372         \$11,549         \$18,557         \$26,419         \$35,163         \$44,813         \$55,397         \$66,944         \$79,481         \$93,040           - Approximate Cash Invest         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430         -\$157,430	Loan-to-Value Ratio	65.2%	60.7%	56.4%	52.4%	48.6%	45.0%	41.6%	38.4%	35.4%	32.6%
Equity \$159,505 \$191,047 \$224,484 \$259,927 \$297,499 \$337,327 \$379,547 \$424,301 \$471,743 \$522,034   - Closing Costs	Potential Cash-Out Refi	\$44,893	\$69,558	\$95,705	\$123,422	\$152,804	\$183,950	\$216,967	\$251,967	\$289,068	\$328,399
- 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 \$127,414 \$157,030 \$188,426 \$221,706 \$256,984 \$294,382 \$334,024 \$376,048 \$420,594 \$467,816 + Cumulative Cash Flow \$5,372 \$11,549 \$18,557 \$26,419 \$35,163 \$44,813 \$55,397 \$66,944 \$79,481 \$93,040 - Approximate Cash Invest -\$157,430	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 \$127,414 \$157,030 \$188,426 \$221,706 \$256,984 \$294,382 \$334,024 \$376,048 \$420,594 \$467,816 + Cumulative Cash Flow \$5,372 \$11,549 \$18,557 \$26,419 \$35,163 \$44,813 \$55,397 \$66,944 \$79,481 \$93,040 - Approximate Cash Invest -\$157,430 -\$15	Equity	\$159,505	\$191,047	\$224,484	\$259,927	\$297,499	\$337,327	\$379,547	\$424,301	\$471,743	\$522,034
+ Cumulative Cash Flow \$5,372 \$11,549 \$18,557 \$26,419 \$35,163 \$44,813 \$55,397 \$66,944 \$79,481 \$93,040 - Approximate Cash Invest -\$157,430 -\$157,43	- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
- Approximate Cash Invest -\$157,430	= Proceeds After Sale	\$127,414	\$157,030	\$188,426	\$221,706	\$256,984	\$294,382	\$334,024	\$376,048	\$420,594	\$467,816
= Net Profit -\$24,644 \$11,150 \$49,552 \$90,695 \$134,717 \$181,764 \$231,991 \$285,561 \$342,646 \$403,426 Internal Rate of Return -15.7% 3.5% 9.9% 12.6% 13.9% 14.6% 14.9% 15.0% 15.0%	+ Cumulative Cash Flow	\$5,372	\$11,549	\$18,557	\$26,419	\$35,163	\$44,813	\$55,397	\$66,944	\$79,481	\$93,040
Internal Rate of Return -15.7% 3.5% 9.9% 12.6% 13.9% 14.6% 14.9% 15.0% 15.0%	- Approximate Cash Invest	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430
	= Net Profit	-\$24,644	\$11,150	\$49,552	\$90,695	\$134,717	\$181,764	\$231,991	\$285,561	\$342,646	\$403,426
Return on Investment -15.7% 7.1% 31.5% 57.6% 85.6% 115.5% 147.4% 181.4% 217.6% 256.3%	Internal Rate of Return	-15.7%	3.5%	9.9%	12.6%	13.9%	14.6%	14.9%	15.0%	15.0%	15.0%
	Return on Investment	-15.7%	7.1%	31.5%	57.6%	85.6%	115.5%	147.4%	181.4%	217.6%	256.3%

<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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