10 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!! CLIENT Yukon, OK 73099

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6 bedrooms 4	bathrooms	2024 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$35,880	\$36,956	\$38,065	\$39,207	\$40,383	\$41,595	\$42,843	\$44,128	\$45,452	\$46,815
Vacancy Losses	-\$2,870	-\$2,957	-\$3,045	-\$3,137	-\$3,231	-\$3,328	-\$3,427	-\$3,530	-\$3,636	-\$3,745
Operating Income	\$33,010	\$34,000	\$35,020	\$36,070	\$37,153	\$38,267	\$39,415	\$40,598	\$41,816	\$43,070
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,190	-\$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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
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	-\$718	-\$739	-\$761	-\$784	-\$808	-\$832	-\$857	-\$883	-\$909	-\$936
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$8,314	-\$8,564	-\$8,821	-\$9,085	-\$9,358	-\$9,639	-\$9,928	-\$10,226	-\$10,532	-\$10,848
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	\$24,695	\$25,436	\$26,199	\$26,985	\$27,795	\$28,629	\$29,487	\$30,372	\$31,283	\$32,222
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$24,695	\$25,436	\$26,199	\$26,985	\$27,795	\$28,629	\$29,487	\$30,372	\$31,283	\$32,222
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$50,645	\$52,943	\$55,357	\$57,892	\$60,556	\$63,356	\$66,298	\$69,391	\$72,644	\$76,064
Capitalization Rate	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%	4.2%
Cash on Cash Return	5.7%	5.8%	6.0%	6.2%	6.4%	6.6%	6.8%	7.0%	7.2%	7.4%
Return on Equity	11.0%	10.9%	10.7%	10.6%	10.5%	10.3%	10.2%	10.1%	9.9%	9.8%
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	\$343,838	\$364,468	\$386,336	\$409,516	\$434,087	\$460,132	\$487,740	\$517,004	\$548,025	\$580,906
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- 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	\$426,358	\$451,940	\$479,056	\$507,800	\$538,268	\$570,564	\$604,798	\$641,086	\$679,551	\$720,324
+ Cumulative Cash Flow	\$24,695	\$50,131	\$76,331	\$103,316	\$131,110	\$159,739	\$189,226	\$219,598	\$250,882	\$283,103
- Approximate Cash Invest	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825	-\$436,825
= Net Profit	\$14,229	\$65,246	\$118,562	\$174,291	\$232,553	\$293,478	\$357,199	\$423,859	\$493,607	\$566,602
Internal Rate of Return	3.3%	7.4%	8.8%	9.4%	9.8%	10.0%	10.2%	10.2%	10.3%	10.3%
Return on Investment	3.3%	14.9%	27.1%	39.9%	53.2%	67.2%	81.8%	97.0%	113.0%	129.7%

^{*}Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

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