

10 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!! 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	\$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

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
- Initial Cash Invested	-\$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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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