## 10 Year Performance Projection

SFR-Concrete Block Ocala, FL 34473

4 bedrooms 2 bathrooms 2025 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	\$27,180	\$27,995	\$28,835	\$29,700	\$30,591	\$31,509	\$32,454	\$33,428	\$34,431	\$35,464
Vacancy Losses	-\$2,174	-\$2,240	-\$2,307	-\$2,376	-\$2,447	-\$2,521	-\$2,596	-\$2,674	-\$2,754	-\$2,837
Operating Income	\$25,006	\$25,756	\$26,528	\$27,324	\$28,144	\$28,988	\$29,858	\$30,754	\$31,676	\$32,627
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,994	-\$5,143	-\$5,298	-\$5,457	-\$5,620	-\$5,789	-\$5,963	-\$6,141	-\$6,326	-\$6,515
Insurance	-\$732	-\$754	-\$777	-\$800	-\$824	-\$849	-\$875	-\$901	-\$928	-\$956
Management Fees	-\$2,000	-\$2,060	-\$2,122	-\$2,186	-\$2,252	-\$2,319	-\$2,389	-\$2,460	-\$2,534	-\$2,610
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,080	-\$1,112	-\$1,146	-\$1,180	-\$1,216	-\$1,252	-\$1,290	-\$1,328	-\$1,368	-\$1,409
Maintenance	-\$544	-\$560	-\$577	-\$594	-\$612	-\$630	-\$649	-\$669	-\$689	-\$709
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$9,350	-\$9,630	-\$9,919	-\$10,217	-\$10,523	-\$10,839	-\$11,164	-\$11,499	-\$11,844	-\$12,200
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	\$15,656	\$16,125	\$16,609	\$17,107	\$17,621	\$18,149	\$18,694	\$19,255	\$19,832	\$20,427
- Mortgage Payments	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875
= Cash Flow	\$1,780	\$2,250	\$2,734	\$3,232	\$3,745	\$4,274	\$4,818	\$5,379	\$5,957	\$6,552
+ Principal Reduction	\$4,591	\$4,766	\$4,948	\$5,137	\$5,333	\$5,536	\$5,747	\$5,967	\$6,194	\$6,431
+ Appreciation	\$19,974	\$21,172	\$22,443	\$23,789	\$25,217	\$26,730	\$28,334	\$30,034	\$31,836	\$33,746
= Gross Equity Income	\$26,345	\$28,188	\$30,124	\$32,158	\$34,295	\$36,540	\$38,899	\$41,379	\$43,986	\$46,728
Capitalization Rate	4.4%	4.3%	4.2%	4.1%	4.0%	3.8%	3.7%	3.6%	3.5%	3.4%
Cash on Cash Return	1.7%	2.2%	2.7%	3.1%	3.6%	4.1%	4.7%	5.2%	5.8%	6.4%
Return on Equity	24.4%	21.1%	18.7%	16.9%	15.5%	14.5%	13.6%	12.8%	12.2%	11.6%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$352,874	\$374,046	\$396,489	\$420,279	\$445,495	\$472,225	\$500,559	\$530,592	\$562,428	\$596,173
- Loan Balance	-\$245,084	-\$240,318	-\$235,370	-\$230,233	-\$224,901	-\$219,365	-\$213,617	-\$207,651	-\$201,457	-\$195,026
= Equity	\$107,790	\$133,728	\$161,119	\$190,045	\$220,595	\$252,860	\$286,941	\$322,941	\$360,971	\$401,147
Loan-to-Value Ratio	69.5%	64.2%	59.4%	54.8%	50.5%	46.5%	42.7%	39.1%	35.8%	32.7%
Potential Cash-Out Refi	\$19,571	\$40,217	\$61,997	\$84,976	\$109,221	\$134,804	\$161,801	\$190,293	\$220,364	\$252,104
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$107,790	\$133,728	\$161,119	\$190,045	\$220,595	\$252,860	\$286,941	\$322,941	\$360,971	\$401,147
- Closing Costs	-\$24,701	-\$26,183	-\$27,754	-\$29,420	-\$31,185	-\$33,056	-\$35,039	-\$37,141	-\$39,370	-\$41,732
= Proceeds After Sale	\$83,089	\$107,545	\$133,365	\$160,626	\$189,410	\$219,805	\$251,902	\$285,800	\$321,601	\$359,415
+ Cumulative Cash Flow	\$1,780	\$4,030	\$6,764	\$9,996	\$13,741	\$18,015	\$22,833	\$28,213	\$34,169	\$40,721
- Approximate Cash Invest	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074
= Net Profit	-\$18,205	\$8,501	\$37,055	\$67,548	\$100,077	\$134,746	\$171,661	\$210,938	\$252,696	\$297,062
Internal Rate of Return	-17.7%	4.1%	11.0%	13.7%	15.0%	15.5%	15.7%	15.7%	15.5%	15.4%
Return on Investment	-17.7%	8.2%	35.9%	65.5%	97.1%	130.7%	166.5%	204.6%	245.2%	288.2%

<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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