

10 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-219K

Oklahoma City, OK 73179

3bd | 2ba | Built: 2026

| Projected Income | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Projected Rent | \$18,900 | \$19,467 | \$20,051 | \$20,653 | \$21,272 | \$21,910 | \$22,568 | \$23,245 | \$23,942 | \$24,660 |
| Vacancy Losses | -\$1,512 | -\$1,557 | -\$1,604 | -\$1,652 | -\$1,702 | -\$1,753 | -\$1,805 | -\$1,860 | -\$1,915 | -\$1,973 |
| Operating Income | \$17,388 | \$17,910 | \$18,447 | \$19,000 | \$19,570 | \$20,157 | \$20,762 | \$21,385 | \$22,027 | \$22,687 |

| Estimated Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Property Taxes | -\$2,639 | -\$2,718 | -\$2,800 | -\$2,883 | -\$2,970 | -\$3,059 | -\$3,151 | -\$3,245 | -\$3,343 | -\$3,443 |
| Insurance | -\$880 | -\$906 | -\$933 | -\$961 | -\$990 | -\$1,020 | -\$1,050 | -\$1,082 | -\$1,114 | -\$1,148 |
| 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 | -\$378 | -\$389 | -\$401 | -\$413 | -\$425 | -\$438 | -\$451 | -\$465 | -\$479 | -\$493 |
| Other | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Operating Expenses | -\$3,896 | -\$4,013 | -\$4,134 | -\$4,258 | -\$4,385 | -\$4,517 | -\$4,653 | -\$4,792 | -\$4,936 | -\$5,084 |

| 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 | \$13,492 | \$13,896 | \$14,313 | \$14,743 | \$15,185 | \$15,640 | \$16,110 | \$16,593 | \$17,091 | \$17,603 |
| - Mortgage Payments | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 | -\$11,853 |
| = Cash Flow | \$1,639 | \$2,043 | \$2,460 | \$2,890 | \$3,332 | \$3,787 | \$4,257 | \$4,740 | \$5,238 | \$5,750 |
| + Principal Reduction | \$2,029 | \$2,154 | \$2,287 | \$2,427 | \$2,577 | \$2,736 | \$2,904 | \$3,083 | \$3,273 | \$3,474 |
| + Appreciation | \$13,194 | \$13,986 | \$14,825 | \$15,714 | \$16,657 | \$17,657 | \$18,716 | \$19,839 | \$21,029 | \$22,291 |
| = Gross Equity Income | \$16,862 | \$18,183 | \$19,572 | \$21,031 | \$22,566 | \$24,180 | \$25,877 | \$27,662 | \$29,540 | \$31,516 |
| Capitalization Rate | 5.8% | 5.6% | 5.5% | 5.3% | 5.2% | 5.0% | 4.9% | 4.7% | 4.6% | 4.5% |
| Cash on Cash Return | 2.4% | 2.9% | 3.6% | 4.2% | 4.8% | 5.5% | 6.1% | 6.8% | 7.6% | 8.3% |
| Return on Equity | 24.0% | 21.1% | 18.9% | 17.3% | 16.0% | 15.0% | 14.2% | 13.4% | 12.8% | 12.3% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Market Value | \$233,094 | \$247,080 | \$261,904 | \$277,619 | \$294,276 | \$311,932 | \$330,648 | \$350,487 | \$371,516 | \$393,807 |
| - Loan Balance | -\$162,896 | -\$160,742 | -\$158,455 | -\$156,028 | -\$153,451 | -\$150,715 | -\$147,811 | -\$144,728 | -\$141,456 | -\$137,982 |
| = Equity | \$70,198 | \$86,338 | \$103,449 | \$121,591 | \$140,825 | \$161,217 | \$182,837 | \$205,759 | \$230,061 | \$255,826 |
| Loan-to-Value Ratio | 69.9% | 65.1% | 60.5% | 56.2% | 52.1% | 48.3% | 44.7% | 41.3% | 38.1% | 35.0% |
| Potential Cash-Out Refi | \$11,925 | \$24,568 | \$37,973 | \$52,186 | \$67,256 | \$83,234 | \$100,175 | \$118,137 | \$137,182 | \$157,374 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|------------------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Equity | \$70,198 | \$86,338 | \$103,449 | \$121,591 | \$140,825 | \$161,217 | \$182,837 | \$205,759 | \$230,061 | \$255,826 |
| - Closing Costs | -\$16,317 | -\$17,296 | -\$18,333 | -\$19,433 | -\$20,599 | -\$21,835 | -\$23,145 | -\$24,534 | -\$26,006 | -\$27,567 |
| = Proceeds After Sale | \$53,882 | \$69,042 | \$85,116 | \$102,158 | \$120,226 | \$139,382 | \$159,692 | \$181,225 | \$204,055 | \$228,259 |
| + Cumulative Cash Flow | \$1,639 | \$3,682 | \$6,142 | \$9,032 | \$12,364 | \$16,151 | \$20,408 | \$25,148 | \$30,386 | \$36,136 |
| - Approximate Cash Invest | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 | -\$69,268 |
| = Net Profit | -\$13,748 | \$3,456 | \$21,990 | \$41,921 | \$63,321 | \$86,265 | \$110,831 | \$137,104 | \$165,172 | \$195,127 |
| Internal Rate of Return | -19.8% | 2.5% | 9.8% | 13.0% | 14.4% | 15.2% | 15.5% | 15.6% | 15.6% | 15.5% |
| Return on Investment | -19.8% | 5.0% | 31.7% | 60.5% | 91.4% | 124.5% | 160.0% | 197.9% | 238.5% | 281.7% |

*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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