

Ten Year Performance Projection

Brand New SFH in A+ Area

Yukon, OK 73099

4bd | 2ba | Built: 2025

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$25,140	\$25,894	\$26,671	\$27,471	\$28,295	\$29,144	\$30,018	\$30,919	\$31,847	\$32,802
Vacancy Losses	-\$2,011	-\$2,072	-\$2,134	-\$2,198	-\$2,264	-\$2,332	-\$2,401	-\$2,474	-\$2,548	-\$2,624
Operating Income	\$23,129	\$23,823	\$24,537	\$25,273	\$26,032	\$26,813	\$27,617	\$28,446	\$29,299	\$30,178

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,361	-\$4,492	-\$4,627	-\$4,766	-\$4,909	-\$5,056	-\$5,208	-\$5,364	-\$5,525	-\$5,690
Insurance	-\$1,186	-\$1,222	-\$1,259	-\$1,296	-\$1,335	-\$1,375	-\$1,416	-\$1,459	-\$1,503	-\$1,548
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	-\$503	-\$518	-\$533	-\$549	-\$566	-\$583	-\$600	-\$618	-\$637	-\$656
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,050	-\$6,232	-\$6,419	-\$6,611	-\$6,810	-\$7,014	-\$7,224	-\$7,441	-\$7,664	-\$7,894

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	\$17,078	\$17,591	\$18,119	\$18,662	\$19,222	\$19,799	\$20,393	\$21,004	\$21,635	\$22,284
- Mortgage Payments	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299	-\$16,299
= Cash Flow	\$780	\$1,292	\$1,820	\$2,363	\$2,923	\$3,500	\$4,094	\$4,706	\$5,336	\$5,985
+ Principal Reduction	\$2,790	\$2,962	\$3,144	\$3,338	\$3,543	\$3,762	\$3,993	\$4,239	\$4,500	\$4,777
+ Appreciation	\$20,934	\$22,190	\$23,521	\$24,933	\$26,429	\$28,014	\$29,695	\$31,477	\$33,366	\$35,368
= Gross Equity Income	\$24,504	\$26,444	\$28,486	\$30,634	\$32,895	\$35,276	\$37,782	\$40,422	\$43,201	\$46,129
Capitalization Rate	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%
Cash on Cash Return	0.6%	0.9%	1.3%	1.7%	2.1%	2.5%	2.9%	3.4%	3.8%	4.3%
Return on Equity	16.8%	15.5%	14.4%	13.6%	12.9%	12.3%	11.8%	11.3%	10.9%	10.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$369,834	\$392,024	\$415,545	\$440,478	\$466,907	\$494,921	\$524,617	\$556,094	\$589,459	\$624,827
- Loan Balance	-\$223,995	-\$221,033	-\$217,889	-\$214,551	-\$211,007	-\$207,246	-\$203,253	-\$199,014	-\$194,514	-\$189,736
= Equity	\$145,839	\$170,991	\$197,657	\$225,927	\$255,899	\$287,675	\$321,364	\$357,080	\$394,946	\$435,090
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.2%	41.9%	38.7%	35.8%	33.0%	30.4%
Potential Cash-Out Refi	\$53,381	\$72,985	\$93,770	\$115,808	\$139,173	\$163,945	\$190,210	\$218,057	\$247,581	\$278,884

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$145,839	\$170,991	\$197,657	\$225,927	\$255,899	\$287,675	\$321,364	\$357,080	\$394,946	\$435,090
- Closing Costs	-\$25,888	-\$27,442	-\$29,088	-\$30,833	-\$32,683	-\$34,644	-\$36,723	-\$38,927	-\$41,262	-\$43,738
= Proceeds After Sale	\$119,951	\$143,549	\$168,569	\$195,094	\$223,216	\$253,031	\$284,641	\$318,153	\$353,684	\$391,352
+ Cumulative Cash Flow	\$780	\$2,072	\$3,892	\$6,255	\$9,178	\$12,678	\$16,772	\$21,478	\$26,813	\$32,798
- Approximate Cash Invest	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560	-\$139,560
= Net Profit	-\$18,830	\$6,061	\$32,900	\$61,789	\$92,834	\$126,149	\$161,853	\$200,071	\$240,937	\$284,591
Internal Rate of Return	-13.5%	2.2%	7.4%	9.7%	10.9%	11.5%	11.9%	12.1%	12.1%	12.2%
Return on Investment	-13.5%	4.3%	23.6%	44.3%	66.5%	90.4%	116.0%	143.4%	172.6%	203.9%

*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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