

## Ten Year Performance Projection

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

Yukon, OK 73099

6bd | 4ba | Built: 2024

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Vacancy Losses	-\$2,880	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758
<b>Operating Income</b>	<b>\$33,120</b>	<b>\$34,114</b>	<b>\$35,137</b>	<b>\$36,191</b>	<b>\$37,277</b>	<b>\$38,395</b>	<b>\$39,547</b>	<b>\$40,733</b>	<b>\$41,955</b>	<b>\$43,214</b>

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$7,770</b>	<b>-\$8,003</b>	<b>-\$8,243</b>	<b>-\$8,490</b>	<b>-\$8,745</b>	<b>-\$9,007</b>	<b>-\$9,277</b>	<b>-\$9,556</b>	<b>-\$9,842</b>	<b>-\$10,138</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income</b>	<b>\$25,350</b>	<b>\$26,111</b>	<b>\$26,894</b>	<b>\$27,701</b>	<b>\$28,532</b>	<b>\$29,388</b>	<b>\$30,270</b>	<b>\$31,178</b>	<b>\$32,113</b>	<b>\$33,076</b>
- Mortgage Payments	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273	-\$20,273
<b>= Cash Flow</b>	<b>\$5,077</b>	<b>\$5,837</b>	<b>\$6,621</b>	<b>\$7,428</b>	<b>\$8,259</b>	<b>\$9,114</b>	<b>\$9,996</b>	<b>\$10,904</b>	<b>\$11,840</b>	<b>\$12,803</b>
+ 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
<b>= Gross Equity Income</b>	<b>\$31,027</b>	<b>\$33,344</b>	<b>\$35,778</b>	<b>\$38,334</b>	<b>\$41,020</b>	<b>\$43,841</b>	<b>\$46,807</b>	<b>\$49,923</b>	<b>\$53,200</b>	<b>\$56,645</b>
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	3.8%	4.4%	5.0%	5.6%	6.2%	6.9%	7.5%	8.2%	8.9%	9.6%
Return on Equity	23.1%	20.6%	18.8%	17.3%	16.1%	15.2%	14.4%	13.7%	13.1%	12.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- Loan Balance	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375	-\$324,375
<b>= Equity</b>	<b>\$134,075</b>	<b>\$161,582</b>	<b>\$190,739</b>	<b>\$221,646</b>	<b>\$254,408</b>	<b>\$289,135</b>	<b>\$325,945</b>	<b>\$364,964</b>	<b>\$406,325</b>	<b>\$450,167</b>
Loan-to-Value Ratio	70.8%	66.7%	63.0%	59.4%	56.0%	52.9%	49.9%	47.1%	44.4%	41.9%
Potential Cash-Out Refi	\$19,462	\$40,093	\$61,961	\$85,141	\$109,712	\$135,757	\$163,365	\$192,629	\$223,650	\$256,531

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$134,075	\$161,582	\$190,739	\$221,646	\$254,408	\$289,135	\$325,945	\$364,964	\$406,325	\$450,167
- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
<b>= Proceeds After Sale</b>	<b>\$101,984</b>	<b>\$127,565</b>	<b>\$154,681</b>	<b>\$183,425</b>	<b>\$213,893</b>	<b>\$246,189</b>	<b>\$280,423</b>	<b>\$316,711</b>	<b>\$355,176</b>	<b>\$395,949</b>
+ Cumulative Cash Flow	\$5,077	\$10,914	\$17,535	\$24,962	\$33,221	\$42,335	\$52,332	\$63,236	\$75,075	\$87,878
- Approximate Cash Invest	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994	-\$132,994
<b>= Net Profit</b>	<b>-\$25,933</b>	<b>\$5,485</b>	<b>\$39,223</b>	<b>\$75,393</b>	<b>\$114,120</b>	<b>\$155,531</b>	<b>\$199,760</b>	<b>\$246,953</b>	<b>\$297,257</b>	<b>\$350,833</b>
Internal Rate of Return	-19.5%	2.1%	9.3%	12.5%	14.0%	14.8%	15.2%	15.4%	15.4%	15.4%
Return on Investment	-19.5%	4.1%	29.5%	56.7%	85.8%	116.9%	150.2%	185.7%	223.5%	263.8%

\*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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