

## 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	\$24,900	\$25,647	\$26,416	\$27,209	\$28,025	\$28,866	\$29,732	\$30,624	\$31,543	\$32,489
Vacancy Losses	-\$1,992	-\$2,052	-\$2,113	-\$2,177	-\$2,242	-\$2,309	-\$2,379	-\$2,450	-\$2,523	-\$2,599
<b>Operating Income</b>	<b>\$22,908</b>	<b>\$23,595</b>	<b>\$24,303</b>	<b>\$25,032</b>	<b>\$25,783</b>	<b>\$26,557</b>	<b>\$27,353</b>	<b>\$28,174</b>	<b>\$29,019</b>	<b>\$29,890</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	-\$3,931	-\$4,049	-\$4,171	-\$4,296	-\$4,425	-\$4,557	-\$4,694	-\$4,835	-\$4,980	-\$5,129
Insurance	-\$1,164	-\$1,199	-\$1,235	-\$1,272	-\$1,310	-\$1,349	-\$1,389	-\$1,431	-\$1,474	-\$1,518
Management Fees	-\$150	-\$154	-\$159	-\$164	-\$169	-\$174	-\$179	-\$184	-\$190	-\$196
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	-\$498	-\$513	-\$528	-\$544	-\$561	-\$577	-\$595	-\$612	-\$631	-\$650
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$5,743</b>	<b>-\$5,915</b>	<b>-\$6,093</b>	<b>-\$6,275</b>	<b>-\$6,464</b>	<b>-\$6,658</b>	<b>-\$6,857</b>	<b>-\$7,063</b>	<b>-\$7,275</b>	<b>-\$7,493</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>\$17,165</b>	<b>\$17,680</b>	<b>\$18,210</b>	<b>\$18,757</b>	<b>\$19,319</b>	<b>\$19,899</b>	<b>\$20,496</b>	<b>\$21,111</b>	<b>\$21,744</b>	<b>\$22,397</b>
- Mortgage Payments	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304	-\$15,304
<b>= Cash Flow</b>	<b>\$1,861</b>	<b>\$2,376</b>	<b>\$2,906</b>	<b>\$3,453</b>	<b>\$4,015</b>	<b>\$4,595</b>	<b>\$5,192</b>	<b>\$5,807</b>	<b>\$6,440</b>	<b>\$7,092</b>
+ Principal Reduction	\$2,340	\$2,493	\$2,657	\$2,831	\$3,017	\$3,215	\$3,426	\$3,651	\$3,891	\$4,146
+ Appreciation	\$18,870	\$20,002	\$21,202	\$22,474	\$23,823	\$25,252	\$26,767	\$28,374	\$30,076	\$31,880
<b>= Gross Equity Income</b>	<b>\$23,071</b>	<b>\$24,871</b>	<b>\$26,766</b>	<b>\$28,758</b>	<b>\$30,855</b>	<b>\$33,062</b>	<b>\$35,386</b>	<b>\$37,832</b>	<b>\$40,407</b>	<b>\$43,119</b>
Capitalization Rate	5.1%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%
Cash on Cash Return	1.5%	1.9%	2.3%	2.7%	3.2%	3.7%	4.1%	4.6%	5.1%	5.6%
Return on Equity	17.6%	16.2%	15.1%	14.2%	13.4%	12.8%	12.3%	11.8%	11.4%	11.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$333,370	\$353,372	\$374,575	\$397,049	\$420,872	\$446,124	\$472,892	\$501,265	\$531,341	\$563,222
- Loan Balance	-\$202,085	-\$199,592	-\$196,935	-\$194,104	-\$191,086	-\$187,871	-\$184,445	-\$180,794	-\$176,903	-\$172,756
<b>= Equity</b>	<b>\$131,285</b>	<b>\$153,780</b>	<b>\$177,639</b>	<b>\$202,945</b>	<b>\$229,785</b>	<b>\$258,253</b>	<b>\$288,447</b>	<b>\$320,472</b>	<b>\$354,439</b>	<b>\$390,465</b>
Loan-to-Value Ratio	60.6%	56.5%	52.6%	48.9%	45.4%	42.1%	39.0%	36.1%	33.3%	30.7%
Potential Cash-Out Refi	\$47,942	\$65,437	\$83,996	\$103,683	\$124,567	\$146,722	\$170,224	\$195,155	\$221,603	\$249,660

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$131,285	\$153,780	\$177,639	\$202,945	\$229,785	\$258,253	\$288,447	\$320,472	\$354,439	\$390,465
- Closing Costs	-\$23,336	-\$24,736	-\$26,220	-\$27,793	-\$29,461	-\$31,229	-\$33,102	-\$35,089	-\$37,194	-\$39,426
<b>= Proceeds After Sale</b>	<b>\$107,949</b>	<b>\$129,044</b>	<b>\$151,419</b>	<b>\$175,152</b>	<b>\$200,324</b>	<b>\$227,024</b>	<b>\$255,344</b>	<b>\$285,383</b>	<b>\$317,245</b>	<b>\$351,040</b>
+ Cumulative Cash Flow	\$1,861	\$4,237	\$7,143	\$10,596	\$14,611	\$19,206	\$24,398	\$30,204	\$36,644	\$43,737
- Approximate Cash Invest	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800	-\$125,800
<b>= Net Profit</b>	<b>-\$15,990</b>	<b>\$7,481</b>	<b>\$32,762</b>	<b>\$59,947</b>	<b>\$89,135</b>	<b>\$120,430</b>	<b>\$153,942</b>	<b>\$189,787</b>	<b>\$228,089</b>	<b>\$268,977</b>
Internal Rate of Return	-12.7%	3.0%	8.1%	10.5%	11.6%	12.3%	12.6%	12.8%	12.8%	12.8%
Return on Investment	-12.7%	5.9%	26.0%	47.7%	70.9%	95.7%	122.4%	150.9%	181.3%	213.8%

\*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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