

10 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-199K

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	\$18,000	\$18,540	\$19,096	\$19,669	\$20,259	\$20,867	\$21,493	\$22,138	\$22,802	\$23,486
Vacancy Losses	-\$1,440	-\$1,483	-\$1,528	-\$1,574	-\$1,621	-\$1,669	-\$1,719	-\$1,771	-\$1,824	-\$1,879
Operating Income	\$16,560	\$17,057	\$17,569	\$18,096	\$18,638	\$19,198	\$19,774	\$20,367	\$20,978	\$21,607

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,399	-\$2,471	-\$2,545	-\$2,621	-\$2,700	-\$2,781	-\$2,864	-\$2,950	-\$3,039	-\$3,130
Insurance	-\$860	-\$885	-\$912	-\$939	-\$967	-\$996	-\$1,026	-\$1,057	-\$1,089	-\$1,122
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	-\$360	-\$371	-\$382	-\$393	-\$405	-\$417	-\$430	-\$443	-\$456	-\$470
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,618	-\$3,727	-\$3,839	-\$3,954	-\$4,073	-\$4,195	-\$4,321	-\$4,450	-\$4,584	-\$4,721

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	\$12,942	\$13,330	\$13,730	\$14,142	\$14,566	\$15,003	\$15,453	\$15,917	\$16,394	\$16,886
- Mortgage Payments	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642	-\$10,642
= Cash Flow	\$2,299	\$2,688	\$3,087	\$3,499	\$3,924	\$4,361	\$4,811	\$5,274	\$5,752	\$6,244
+ Principal Reduction	\$1,884	\$1,998	\$2,119	\$2,247	\$2,382	\$2,526	\$2,679	\$2,840	\$3,012	\$3,193
+ Appreciation	\$11,994	\$12,714	\$13,476	\$14,285	\$15,142	\$16,051	\$17,014	\$18,035	\$19,117	\$20,264
= Gross Equity Income	\$16,178	\$17,399	\$18,683	\$20,031	\$21,448	\$22,937	\$24,503	\$26,149	\$27,880	\$29,701
Capitalization Rate	6.1%	5.9%	5.8%	5.6%	5.4%	5.3%	5.1%	5.0%	4.9%	4.7%
Cash on Cash Return	3.8%	4.5%	5.1%	5.8%	6.5%	7.3%	8.0%	8.8%	9.6%	10.4%
Return on Equity	25.3%	22.1%	19.8%	18.1%	16.7%	15.6%	14.7%	14.0%	13.3%	12.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$211,894	\$224,608	\$238,084	\$252,369	\$267,511	\$283,562	\$300,576	\$318,610	\$337,727	\$357,990
- Loan Balance	-\$148,041	-\$146,042	-\$143,924	-\$141,677	-\$139,295	-\$136,769	-\$134,090	-\$131,250	-\$128,238	-\$125,045
= Equity	\$63,853	\$78,565	\$94,160	\$110,692	\$128,217	\$146,793	\$166,486	\$187,360	\$209,489	\$232,946
Loan-to-Value Ratio	69.9%	65.0%	60.5%	56.1%	52.1%	48.2%	44.6%	41.2%	38.0%	34.9%
Potential Cash-Out Refi	\$10,880	\$22,413	\$34,639	\$47,600	\$61,339	\$75,903	\$91,342	\$107,708	\$125,057	\$143,448

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$63,853	\$78,565	\$94,160	\$110,692	\$128,217	\$146,793	\$166,486	\$187,360	\$209,489	\$232,946
- Closing Costs	-\$14,833	-\$15,723	-\$16,666	-\$17,666	-\$18,726	-\$19,849	-\$21,040	-\$22,303	-\$23,641	-\$25,059
= Proceeds After Sale	\$49,021	\$62,843	\$77,495	\$93,026	\$109,491	\$126,944	\$145,445	\$165,058	\$185,848	\$207,886
+ Cumulative Cash Flow	\$2,299	\$4,987	\$8,074	\$11,574	\$15,497	\$19,858	\$24,669	\$29,943	\$35,695	\$41,938
- Approximate Cash Invest	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970
= Net Profit	-\$8,650	\$7,860	\$25,599	\$44,630	\$65,018	\$86,832	\$110,144	\$135,030	\$161,572	\$189,854
Internal Rate of Return	-14.4%	6.5%	13.0%	15.6%	16.8%	17.3%	17.4%	17.4%	17.2%	17.1%
Return on Investment	-14.4%	13.1%	42.7%	74.4%	108.4%	144.8%	183.7%	225.2%	269.4%	316.6%

*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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