10 Year Performance Projection

Well-Maintained Existing Property near Tuscaloosa Moundville, AL 35474 3 bedrooms 2 bathrooms 2018 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$16,800	\$17,304	\$17,823	\$18,358	\$18,909	\$19,476	\$20,060	\$20,662	\$21,282	\$21,920
Vacancy Losses	-\$1,344	-\$1,384	-\$1,426	-\$1,469	-\$1,513	-\$1,558	-\$1,605	-\$1,653	-\$1,703	-\$1,754
Operating Income	\$15,456	\$15,920	\$16,397	\$16,889	\$17,396	\$17,918	\$18,455	\$19,009	\$19,579	\$20,167
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,234	-\$1,271	-\$1,310	-\$1,349	-\$1,389	-\$1,431	-\$1,474	-\$1,518	-\$1,564	-\$1,611
Insurance	-\$798	-\$822	-\$846	-\$872	-\$898	-\$925	-\$952	-\$981	-\$1,010	-\$1,041
Management Fees	-\$1,032	-\$1,063	-\$1,095	-\$1,128	-\$1,162	-\$1,196	-\$1,232	-\$1,269	-\$1,307	-\$1,347
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$240	-\$247	-\$255	-\$262	-\$270	-\$278	-\$287	-\$295	-\$304	-\$313
Maintenance	-\$840	-\$865	-\$891	-\$918	-\$945	-\$974	-\$1,003	-\$1,033	-\$1,064	-\$1,096
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,144	-\$4,268	-\$4,396	-\$4,528	-\$4,664	-\$4,804	-\$4,948	-\$5,097	-\$5,249	-\$5,407
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	\$11,312	\$11,651	\$12,001	\$12,361	\$12,732	\$13,114	\$13,507	\$13,912	\$14,330	\$14,760
- Mortgage Payments	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663	-\$10,663
= Cash Flow	\$649	\$989	\$1,338	\$1,698	\$2,069	\$2,451	\$2,845	\$3,250	\$3,667	\$4,097
+ Principal Reduction	\$1,630	\$1,737	\$1,851	\$1,973	\$2,102	\$2,240	\$2,387	\$2,544	\$2,711	\$2,889
+ Appreciation	\$11,394	\$12,078	\$12,802	\$13,570	\$14,385	\$15,248	\$16,163	\$17,132	\$18,160	\$19,250
= Gross Equity Income	\$13,674	\$14,804	\$15,992	\$17,242	\$18,556	\$19,939	\$21,394	\$22,926	\$24,538	\$26,236
Capitalization Rate	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%
Cash on Cash Return	1.1%	1.7%	2.4%	3.0%	3.6%	4.3%	5.0%	5.7%	6.5%	7.2%
Return on Equity	22.6%	19.9%	18.0%	16.5%	15.3%	14.4%	13.6%	13.0%	12.4%	11.9%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$201,294	\$213,372	\$226,174	\$239,744	\$254,129	\$269,377	\$285,539	\$302,672	\$320,832	\$340,082
- Loan Balance	-\$140,795	-\$139,058	-\$137,207	-\$135,234	-\$133,132	-\$130,892	-\$128,505	-\$125,961	-\$123,250	-\$120,361
= Equity	\$60,499	\$74,314	\$88,967	\$104,510	\$120,997	\$138,485	\$157,035	\$176,711	\$197,582	\$219,721
Loan-to-Value Ratio	69.9%	65.2%	60.7%	56.4%	52.4%	48.6%	45.0%	41.6%	38.4%	35.4%
Potential Cash-Out Refi	\$40,370	\$52,977	\$66,350	\$80,536	\$95,584	\$111,547	\$128,481	\$146,444	\$165,499	\$185,713
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$60,499	\$74,314	\$88,967	\$104,510	\$120,997	\$138,485	\$157,035	\$176,711	\$197,582	\$219,721
- Closing Costs	-\$14,091	-\$14,936	-\$15,832	-\$16,782	-\$17,789	-\$18,856	-\$19,988	-\$21,187	-\$22,458	-\$23,806
= Proceeds After Sale	\$46,409	\$59,378	\$73,135	\$87,728	\$103,208	\$119,629	\$137,047	\$155,524	\$175,124	\$195,915
+ Cumulative Cash Flow	\$649	\$1,638	\$2,977	\$4,675	\$6,744	\$9,196	\$12,040	\$15,290	\$18,957	\$23,054
- Approximate Cash Invest	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851	-\$56,851
= Net Profit	-\$9,793	\$4,165	\$19,260	\$35,552	\$53,101	\$71,973	\$92,236	\$113,963	\$137,230	\$162,118
Internal Rate of Return	-17.2%	3.6%	10.3%	13.1%	14.4%	15.0%	15.3%	15.4%	15.3%	15.2%
Return on Investment	-17.2%	7.3%	33.9%	62.5%	93.4%	126.6%	162.2%	200.5%	241.4%	285.2%

^{*}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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