## 10 Year Performance Projection

Fully Occupied Brand New Duplex in Edmond Edmond, OK 73003 3 bedrooms 2.5 bathrooms 2025 year built

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Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$45,480	\$46,844	\$48,250	\$49,697	\$51,188	\$52,724	\$54,305	\$55,935	\$57,613	\$59,341
Vacancy Losses	-\$3,638	-\$3,748	-\$3,860	-\$3,976	-\$4,095	-\$4,218	-\$4,344	-\$4,475	-\$4,609	-\$4,747
Operating Income	\$41,842	\$43,097	\$44,390	\$45,721	\$47,093	\$48,506	\$49,961	\$51,460	\$53,004	\$54,594
<b>Estimated Expenses</b>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,600	-\$6,798	-\$7,002	-\$7,212	-\$7,428	-\$7,651	-\$7,881	-\$8,117	-\$8,361	-\$8,612
Insurance	-\$1,870	-\$1,926	-\$1,984	-\$2,043	-\$2,105	-\$2,168	-\$2,233	-\$2,300	-\$2,369	-\$2,440
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	-\$910	-\$937	-\$965	-\$994	-\$1,024	-\$1,054	-\$1,086	-\$1,119	-\$1,152	-\$1,187
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$9,380	-\$9,661	-\$9,951	-\$10,249	-\$10,557	-\$10,874	-\$11,200	-\$11,536	-\$11,882	-\$12,238
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	\$32,462	\$33,436	\$34,439	\$35,472	\$36,536	\$37,632	\$38,761	\$39,924	\$41,122	\$42,356
- Mortgage Payments	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281
= Cash Flow	\$3,181	\$4,155	\$5,158	\$6,191	\$7,255	\$8,351	\$9,480	\$10,643	\$11,841	\$13,074
+ Principal Reduction	\$5,185	\$5,498	\$5,830	\$6,181	\$6,555	\$6,950	\$7,370	\$7,815	\$8,286	\$8,786
+ Appreciation	\$33,000	\$34,980	\$37,079	\$39,304	\$41,662	\$44,161	\$46,811	\$49,620	\$52,597	\$55,753
= Gross Equity Income	\$41,366	\$44,633	\$48,066	\$51,676	\$55,472	\$59,463	\$63,661	\$68,077	\$72,724	\$77,614
Capitalization Rate	5.6%	5.4%	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%
Cash on Cash Return	1.9%	2.5%	3.1%	3.8%	4.4%	5.1%	5.7%	6.5%	7.2%	7.9%
Return on Equity	23.5%	20.6%	18.6%	17.0%	15.7%	14.7%	13.9%	13.2%	12.6%	12.1%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$583,000	\$617,980	\$655,059	\$694,362	\$736,024	\$780,186	\$826,997	\$876,616	\$929,213	\$984,966
- Loan Balance	-\$407,315	-\$401,817	-\$395,988	-\$389,806	-\$383,252	-\$376,301	-\$368,932	-\$361,117	-\$352,831	-\$344,045
= Equity	\$175,685	\$216,163	\$259,071	\$304,556	\$352,772	\$403,884	\$458,065	\$515,499	\$576,382	\$640,922
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	\$29,935	\$61,668	\$95,306	\$130,966	\$168,766	\$208,838	\$251,316	\$296,345	\$344,079	\$394,680
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$175,685	\$216,163	\$259,071	\$304,556	\$352,772	\$403,884	\$458,065	\$515,499	\$576,382	\$640,922
- Closing Costs	-\$40,810	-\$43,259	-\$45,854	-\$48,605	-\$51,522	-\$54,613	-\$57,890	-\$61,363	-\$65,045	-\$68,948
= Proceeds After Sale	\$134,875	\$172,904	\$213,217	\$255,951	\$301,251	\$349,271	\$400,175	\$454,136	\$511,338	\$571,974
+ Cumulative Cash Flow	\$3,181	\$7,336	\$12,494	\$18,685	\$25,940	\$34,291	\$43,771	\$54,414	\$66,255	\$79,330
- Approximate Cash Invest	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000
= Net Profit	-\$26,944	\$15,240	\$60,711	\$109,635	\$162,190	\$218,562	\$278,946	\$343,550	\$412,593	\$486,304
Internal Rate of Return	-16.3%	4.6%	11.2%	13.9%	15.2%	15.7%	15.9%	16.0%	15.9%	15.7%
Return on Investment	-16.3%	9.2%	36.8%	66.4%	98.3%	132.5%	169.1%	208.2%	250.1%	294.7%

<sup>\*</sup>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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