## 10 Year Performance Projection

Brand New SF Duplex in Edmond Edmond, OK 73012 3 bedrooms 2.5 bathrooms 2025 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	\$46,680	\$48,080	\$49,523	\$51,008	\$52,539	\$54,115	\$55,738	\$57,411	\$59,133	\$60,907
Vacancy Losses	-\$3,734	-\$3,846	-\$3,962	-\$4,081	-\$4,203	-\$4,329	-\$4,459	-\$4,593	-\$4,731	-\$4,873
Operating Income	\$42,946	\$44,234	\$45,561	\$46,928	\$48,336	\$49,786	\$51,279	\$52,818	\$54,402	\$56,034
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$7,200	-\$7,416	-\$7,638	-\$7,868	-\$8,104	-\$8,347	-\$8,597	-\$8,855	-\$9,121	-\$9,394
Insurance	-\$2,040	-\$2,101	-\$2,164	-\$2,229	-\$2,296	-\$2,365	-\$2,436	-\$2,509	-\$2,584	-\$2,662
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	-\$934	-\$962	-\$990	-\$1,020	-\$1,051	-\$1,082	-\$1,115	-\$1,148	-\$1,183	-\$1,218
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$10,174	-\$10,479	-\$10,793	-\$11,117	-\$11,450	-\$11,794	-\$12,148	-\$12,512	-\$12,888	-\$13,274
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	\$32,772	\$33,755	\$34,768	\$35,811	\$36,885	\$37,992	\$39,131	\$40,305	\$41,515	\$42,760
- Mortgage Payments	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943	-\$31,943
= Cash Flow	\$829	\$1,812	\$2,825	\$3,868	\$4,942	\$6,049	\$7,188	\$8,362	\$9,572	\$10,817
+ Principal Reduction	\$5,656	\$5,998	\$6,360	\$6,744	\$7,151	\$7,582	\$8,040	\$8,525	\$9,040	\$9,585
+ Appreciation	\$36,000	\$38,160	\$40,450	\$42,877	\$45,449	\$48,176	\$51,067	\$54,131	\$57,379	\$60,821
= Gross Equity Income	\$42,485	\$45,970	\$49,634	\$53,488	\$57,542	\$61,807	\$66,295	\$71,018	\$75,990	\$81,223
Capitalization Rate	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%
Cash on Cash Return	0.5%	1.0%	1.6%	2.1%	2.7%	3.4%	4.0%	4.6%	5.3%	6.0%
Return on Equity	22.2%	19.5%	17.6%	16.1%	15.0%	14.0%	13.3%	12.6%	12.1%	11.6%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$636,000	\$674,160	\$714,610	\$757,486	\$802,935	\$851,111	\$902,178	\$956,309	\$1,013,687	\$1,074,509
- Loan Balance	-\$444,344	-\$438,346	-\$431,986	-\$425,243	-\$418,092	-\$410,510	-\$402,471	-\$393,946	-\$384,906	-\$375,321
= Equity	\$191,656	\$235,814	\$282,623	\$332,243	\$384,843	\$440,601	\$499,708	\$562,363	\$628,781	\$699,188
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	\$32,656	\$67,274	\$103,971	\$142,872	\$184,109	\$227,823	\$274,163	\$323,286	\$375,359	\$430,561
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$191,656	\$235,814	\$282,623	\$332,243	\$384,843	\$440,601	\$499,708	\$562,363	\$628,781	\$699,188
- Closing Costs	-\$44,520	-\$47,191	-\$50,023	-\$53,024	-\$56,205	-\$59,578	-\$63,152	-\$66,942	-\$70,958	-\$75,216
= Proceeds After Sale	\$147,136	\$188,623	\$232,600	\$279,219	\$328,637	\$381,023	\$436,555	\$495,422	\$557,823	\$623,972
+ Cumulative Cash Flow	\$829	\$2,641	\$5,466	\$9,334	\$14,276	\$20,324	\$27,513	\$35,875	\$45,447	\$56,264
- Approximate Cash Invest	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000	-\$180,000
= Net Profit	-\$32,035	\$11,264	\$58,066	\$108,553	\$162,913	\$221,348	\$284,068	\$351,297	\$423,270	\$500,236
Internal Rate of Return	-17.8%	3.1%	9.8%	12.6%	13.9%	14.6%	14.8%	14.9%	14.8%	14.7%
Return on Investment	-17.8%	6.3%	32.3%	60.3%	90.5%	123.0%	157.8%	195.2%	235.2%	277.9%

<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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