

10 Year Performance Projection

Brand New Duplex in Chickasha-Fully leased

Chickasha, OK 73018

4bd | 4ba | 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	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
Vacancy Losses	-\$2,400	-\$2,472	-\$2,546	-\$2,623	-\$2,701	-\$2,782	-\$2,866	-\$2,952	-\$3,040	-\$3,131
Operating Income	\$27,600	\$28,428	\$29,281	\$30,159	\$31,064	\$31,996	\$32,956	\$33,945	\$34,963	\$36,012
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,094	-\$4,217	-\$4,343	-\$4,473	-\$4,608	-\$4,746	-\$4,888	-\$5,035	-\$5,186	-\$5,341
Insurance	-\$1,277	-\$1,316	-\$1,355	-\$1,396	-\$1,438	-\$1,481	-\$1,525	-\$1,571	-\$1,618	-\$1,667
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	-\$600	-\$618	-\$637	-\$656	-\$675	-\$696	-\$716	-\$738	-\$760	-\$783
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,971	-\$6,150	-\$6,335	-\$6,525	-\$6,720	-\$6,922	-\$7,130	-\$7,344	-\$7,564	-\$7,791
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	\$21,629	\$22,278	\$22,946	\$23,635	\$24,344	\$25,074	\$25,826	\$26,601	\$27,399	\$28,221
- Mortgage Payments	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909	-\$17,909
= Cash Flow	\$3,720	\$4,369	\$5,037	\$5,725	\$6,434	\$7,165	\$7,917	\$8,692	\$9,490	\$10,312
+ Principal Reduction	\$2,947	\$3,132	\$3,330	\$3,539	\$3,762	\$3,999	\$4,251	\$4,519	\$4,804	\$5,106
+ Appreciation	\$19,650	\$20,829	\$22,079	\$23,403	\$24,808	\$26,296	\$27,874	\$29,546	\$31,319	\$33,198
= Gross Equity Income	\$26,316	\$28,330	\$30,445	\$32,668	\$35,004	\$37,460	\$40,042	\$42,757	\$45,613	\$48,616
Capitalization Rate	6.2%	6.1%	5.9%	5.7%	5.6%	5.4%	5.2%	5.1%	5.0%	4.8%
Cash on Cash Return	3.8%	4.4%	5.1%	5.8%	6.5%	7.3%	8.1%	8.8%	9.7%	10.5%
Return on Equity	25.2%	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	\$347,150	\$367,979	\$390,058	\$413,461	\$438,269	\$464,565	\$492,439	\$521,985	\$553,304	\$586,503
- Loan Balance	-\$242,678	-\$239,546	-\$236,217	-\$232,678	-\$228,915	-\$224,916	-\$220,665	-\$216,146	-\$211,342	-\$206,236
= Equity	\$104,472	\$128,433	\$153,841	\$180,784	\$209,354	\$239,649	\$271,774	\$305,839	\$341,962	\$380,267
Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.2%	48.4%	44.8%	41.4%	38.2%	35.2%
Potential Cash-Out Refi	\$17,684	\$36,438	\$56,327	\$77,418	\$99,786	\$123,508	\$148,664	\$175,343	\$203,636	\$233,641
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$104,472	\$128,433	\$153,841	\$180,784	\$209,354	\$239,649	\$271,774	\$305,839	\$341,962	\$380,267
- Closing Costs	-\$24,301	-\$25,759	-\$27,304	-\$28,942	-\$30,679	-\$32,520	-\$34,471	-\$36,539	-\$38,731	-\$41,055
= Proceeds After Sale	\$80,171	\$102,674	\$126,537	\$151,841	\$178,675	\$207,129	\$237,303	\$269,300	\$303,231	\$339,212
+ Cumulative Cash Flow	\$3,720	\$8,088	\$13,125	\$18,851	\$25,285	\$32,450	\$40,366	\$49,058	\$58,548	\$68,859
- Approximate Cash Invest	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250	-\$98,250
= Net Profit	-\$14,359	\$12,513	\$41,412	\$72,442	\$105,710	\$141,329	\$179,420	\$220,109	\$263,529	\$309,821
Internal Rate of Return	-14.6%	6.3%	12.9%	15.5%	16.7%	17.2%	17.3%	17.3%	17.2%	17.0%
Return on Investment	-14.6%	12.7%	42.1%	73.7%	107.6%	143.8%	182.6%	224.0%	268.2%	315.3%

*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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