

10 Year Performance Projection

New Construction in Huntsville Metro

Madison, AL 35757

4bd | 3ba | 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	\$27,000	\$28,080	\$29,203	\$30,371	\$31,586	\$32,850	\$34,164	\$35,530	\$36,951	\$38,429
Vacancy Losses	-\$2,160	-\$2,246	-\$2,336	-\$2,430	-\$2,527	-\$2,628	-\$2,733	-\$2,842	-\$2,956	-\$3,074
Operating Income	\$24,840	\$25,834	\$26,867	\$27,942	\$29,059	\$30,222	\$31,431	\$32,688	\$33,995	\$35,355
Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,467	-\$2,541	-\$2,617	-\$2,695	-\$2,776	-\$2,860	-\$2,945	-\$3,034	-\$3,125	-\$3,219
Insurance	-\$1,594	-\$1,642	-\$1,691	-\$1,742	-\$1,794	-\$1,848	-\$1,903	-\$1,960	-\$2,019	-\$2,080
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	-\$648	-\$667	-\$687	-\$708	-\$729	-\$751	-\$774	-\$797	-\$821	-\$845
Maintenance	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626	-\$645	-\$664	-\$684	-\$705
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,249	-\$5,406	-\$5,568	-\$5,735	-\$5,907	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848
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	\$19,591	\$20,427	\$21,299	\$22,206	\$23,152	\$24,137	\$25,163	\$26,233	\$27,346	\$28,507
- Mortgage Payments	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$13,858	-\$13,858	-\$13,858
= Cash Flow	\$2,286	\$3,122	\$3,993	\$4,900	\$5,846	\$6,831	\$7,858	\$12,375	\$13,489	\$14,649
+ Principal Reduction	\$4,592	\$4,803	\$5,023	\$5,254	\$5,495	\$5,748	\$6,012	\$11,433	\$11,548	\$11,664
+ Appreciation	\$22,770	\$24,136	\$25,584	\$27,119	\$28,747	\$30,471	\$32,300	\$34,238	\$36,292	\$38,469
= Gross Equity Income	\$29,647	\$32,060	\$34,600	\$37,274	\$40,088	\$43,050	\$46,169	\$58,046	\$61,329	\$64,782
Capitalization Rate	4.9%	4.8%	4.7%	4.6%	4.6%	4.5%	4.4%	4.3%	4.3%	4.2%
Cash on Cash Return	2.0%	2.7%	3.5%	4.3%	5.1%	6.0%	6.9%	10.8%	11.8%	12.8%
Return on Equity	24.3%	21.2%	19.0%	17.4%	16.1%	15.1%	14.3%	15.7%	14.7%	13.9%
Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$402,270	\$426,406	\$451,991	\$479,110	\$507,857	\$538,328	\$570,628	\$604,865	\$641,157	\$679,627
- Loan Balance	-\$280,033	-\$275,231	-\$270,208	-\$264,954	-\$259,458	-\$253,711	-\$247,699	-\$236,266	-\$224,718	-\$213,054
= Equity	\$122,237	\$151,175	\$181,783	\$214,156	\$248,398	\$284,617	\$322,929	\$368,600	\$416,439	\$466,573
Loan-to-Value Ratio	69.6%	64.5%	59.8%	55.3%	51.1%	47.1%	43.4%	39.1%	35.0%	31.3%
Potential Cash-Out Refi	\$41,783	\$65,894	\$91,385	\$118,334	\$146,827	\$176,952	\$208,803	\$247,626	\$288,208	\$330,647
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$122,237	\$151,175	\$181,783	\$214,156	\$248,398	\$284,617	\$322,929	\$368,600	\$416,439	\$466,573
- Closing Costs	-\$28,159	-\$29,848	-\$31,639	-\$33,538	-\$35,550	-\$37,683	-\$39,944	-\$42,341	-\$44,881	-\$47,574
= Proceeds After Sale	\$94,078	\$121,327	\$150,144	\$180,619	\$212,848	\$246,934	\$282,985	\$326,259	\$371,558	\$418,999
+ Cumulative Cash Flow	\$2,286	\$5,407	\$9,400	\$14,301	\$20,147	\$26,978	\$34,835	\$47,210	\$60,699	\$75,348
- Approximate Cash Invest	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209
= Net Profit	-\$17,845	\$12,525	\$45,335	\$80,710	\$118,786	\$159,704	\$203,612	\$259,261	\$318,049	\$380,138
Internal Rate of Return	-15.6%	5.4%	12.0%	14.7%	15.9%	16.4%	16.6%	16.9%	17.0%	17.0%
Return on Investment	-15.6%	11.0%	39.7%	70.7%	104.0%	139.8%	178.3%	227.0%	278.5%	332.8%

*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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