

10 Year Performance Projection

Brand New SFH in A+ Area

Yukon, OK 73099

4bd | 2ba | 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	\$23,988	\$24,708	\$25,449	\$26,212	\$26,999	\$27,809	\$28,643	\$29,502	\$30,387	\$31,299
Vacancy Losses	-\$1,919	-\$1,977	-\$2,036	-\$2,097	-\$2,160	-\$2,225	-\$2,291	-\$2,360	-\$2,431	-\$2,504
Operating Income	\$22,069	\$22,731	\$23,413	\$24,115	\$24,839	\$25,584	\$26,351	\$27,142	\$27,956	\$28,795

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,749	-\$3,861	-\$3,977	-\$4,096	-\$4,219	-\$4,346	-\$4,476	-\$4,610	-\$4,749	-\$4,891
Insurance	-\$1,140	-\$1,174	-\$1,209	-\$1,245	-\$1,283	-\$1,321	-\$1,361	-\$1,402	-\$1,444	-\$1,487
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	-\$480	-\$494	-\$509	-\$524	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,368	-\$5,529	-\$5,695	-\$5,866	-\$6,042	-\$6,223	-\$6,410	-\$6,602	-\$6,800	-\$7,004

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	\$16,701	\$17,202	\$17,718	\$18,249	\$18,797	\$19,361	\$19,942	\$20,540	\$21,156	\$21,791
- Mortgage Payments	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010	-\$14,010
= Cash Flow	\$2,691	\$3,192	\$3,708	\$4,240	\$4,787	\$5,351	\$5,932	\$6,530	\$7,146	\$7,781
+ Principal Reduction	\$2,398	\$2,546	\$2,703	\$2,869	\$3,046	\$3,233	\$3,432	\$3,644	\$3,868	\$4,106
+ Appreciation	\$17,994	\$19,074	\$20,218	\$21,431	\$22,717	\$24,080	\$25,525	\$27,056	\$28,680	\$30,400
= Gross Equity Income	\$23,083	\$24,812	\$26,629	\$28,540	\$30,550	\$32,664	\$34,889	\$37,230	\$39,694	\$42,288
Capitalization Rate	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	2.2%	2.7%	3.1%	3.5%	4.0%	4.5%	4.9%	5.4%	6.0%	6.5%
Return on Equity	18.4%	16.9%	15.7%	14.7%	13.9%	13.2%	12.6%	12.1%	11.7%	11.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$317,894	\$336,968	\$357,186	\$378,617	\$401,334	\$425,414	\$450,939	\$477,995	\$506,675	\$537,075
- Loan Balance	-\$192,537	-\$189,991	-\$187,288	-\$184,419	-\$181,373	-\$178,140	-\$174,707	-\$171,064	-\$167,196	-\$163,089
= Equity	\$125,357	\$146,977	\$169,898	\$194,198	\$219,961	\$247,274	\$276,231	\$306,931	\$339,479	\$373,986
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.2%	41.9%	38.7%	35.8%	33.0%	30.4%
Potential Cash-Out Refi	\$45,884	\$62,735	\$80,601	\$99,544	\$119,627	\$140,921	\$163,497	\$187,433	\$212,810	\$239,717

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$125,357	\$146,977	\$169,898	\$194,198	\$219,961	\$247,274	\$276,231	\$306,931	\$339,479	\$373,986
- Closing Costs	-\$22,253	-\$23,588	-\$25,003	-\$26,503	-\$28,093	-\$29,779	-\$31,566	-\$33,460	-\$35,467	-\$37,595
= Proceeds After Sale	\$103,105	\$123,389	\$144,895	\$167,695	\$191,867	\$217,495	\$244,666	\$273,472	\$304,012	\$336,391
+ Cumulative Cash Flow	\$2,691	\$5,883	\$9,591	\$13,831	\$18,618	\$23,969	\$29,901	\$36,431	\$43,578	\$51,359
- Approximate Cash Invest	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960	-\$119,960
= Net Profit	-\$14,164	\$9,312	\$34,526	\$61,566	\$90,526	\$121,504	\$154,607	\$189,943	\$227,630	\$267,789
Internal Rate of Return	-11.8%	3.9%	9.0%	11.2%	12.4%	13.0%	13.3%	13.4%	13.4%	13.4%
Return on Investment	-11.8%	7.8%	28.8%	51.3%	75.5%	101.3%	128.9%	158.3%	189.8%	223.2%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

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