

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	\$24,480	\$25,214	\$25,971	\$26,750	\$27,552	\$28,379	\$29,230	\$30,107	\$31,011	\$31,941
Vacancy Losses	-\$1,958	-\$2,017	-\$2,078	-\$2,140	-\$2,204	-\$2,270	-\$2,338	-\$2,409	-\$2,481	-\$2,555
Operating Income	\$22,522	\$23,197	\$23,893	\$24,610	\$25,348	\$26,109	\$26,892	\$27,699	\$28,530	\$29,386

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,124	-\$4,247	-\$4,375	-\$4,506	-\$4,641	-\$4,781	-\$4,924	-\$5,072	-\$5,224	-\$5,381
Insurance	-\$1,254	-\$1,291	-\$1,330	-\$1,370	-\$1,411	-\$1,453	-\$1,497	-\$1,542	-\$1,588	-\$1,636
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	-\$490	-\$504	-\$519	-\$535	-\$551	-\$568	-\$585	-\$602	-\$620	-\$639
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,867	-\$6,043	-\$6,224	-\$6,411	-\$6,603	-\$6,801	-\$7,005	-\$7,216	-\$7,432	-\$7,655

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	\$16,655	\$17,154	\$17,669	\$18,199	\$18,745	\$19,307	\$19,886	\$20,483	\$21,098	\$21,731
- Mortgage Payments	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411
= Cash Flow	\$1,243	\$1,743	\$2,258	\$2,788	\$3,334	\$3,896	\$4,475	\$5,072	\$5,686	\$6,319
+ Principal Reduction	\$2,638	\$2,801	\$2,973	\$3,156	\$3,350	\$3,557	\$3,776	\$4,008	\$4,255	\$4,517
+ Appreciation	\$19,794	\$20,982	\$22,241	\$23,575	\$24,989	\$26,489	\$28,078	\$29,763	\$31,549	\$33,442
= Gross Equity Income	\$23,676	\$25,525	\$27,471	\$29,519	\$31,674	\$33,942	\$36,329	\$38,843	\$41,490	\$44,278
Capitalization Rate	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%
Cash on Cash Return	0.9%	1.3%	1.7%	2.1%	2.5%	3.0%	3.4%	3.8%	4.3%	4.8%
Return on Equity	17.2%	15.8%	14.7%	13.8%	13.1%	12.5%	12.0%	11.5%	11.1%	10.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$349,694	\$370,676	\$392,916	\$416,491	\$441,481	\$467,969	\$496,048	\$525,810	\$557,359	\$590,801
- Loan Balance	-\$211,797	-\$208,996	-\$206,023	-\$202,867	-\$199,516	-\$195,960	-\$192,184	-\$188,175	-\$183,920	-\$179,403
= Equity	\$137,897	\$161,680	\$186,893	\$213,624	\$241,964	\$272,010	\$303,864	\$337,635	\$373,439	\$411,397
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	\$50,474	\$69,011	\$88,664	\$109,502	\$131,594	\$155,018	\$179,852	\$206,182	\$234,099	\$263,697

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,897	\$161,680	\$186,893	\$213,624	\$241,964	\$272,010	\$303,864	\$337,635	\$373,439	\$411,397
- Closing Costs	-\$24,479	-\$25,947	-\$27,504	-\$29,154	-\$30,904	-\$32,758	-\$34,723	-\$36,807	-\$39,015	-\$41,356
= Proceeds After Sale	\$113,419	\$135,732	\$159,389	\$184,470	\$211,061	\$239,252	\$269,141	\$300,828	\$334,424	\$370,041
+ Cumulative Cash Flow	\$1,243	\$2,986	\$5,244	\$8,032	\$11,365	\$15,262	\$19,737	\$24,809	\$30,495	\$36,814
- Approximate Cash Invest	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960
= Net Profit	-\$17,298	\$6,759	\$32,673	\$60,542	\$90,466	\$122,554	\$156,917	\$193,677	\$232,959	\$274,896
Internal Rate of Return	-13.1%	2.5%	7.7%	10.0%	11.2%	11.9%	12.2%	12.4%	12.4%	12.4%
Return on Investment	-13.1%	5.1%	24.8%	45.9%	68.6%	92.9%	118.9%	146.8%	176.5%	208.3%

*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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