

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	\$25,140	\$25,894	\$26,671	\$27,471	\$28,295	\$29,144	\$30,018	\$30,919	\$31,847	\$32,802
Vacancy Losses	-\$2,011	-\$2,072	-\$2,134	-\$2,198	-\$2,264	-\$2,332	-\$2,401	-\$2,474	-\$2,548	-\$2,624
Operating Income	\$23,129	\$23,823	\$24,537	\$25,273	\$26,032	\$26,813	\$27,617	\$28,446	\$29,299	\$30,178

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	-\$503	-\$518	-\$533	-\$549	-\$566	-\$583	-\$600	-\$618	-\$637	-\$656
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,880	-\$6,057	-\$6,238	-\$6,425	-\$6,618	-\$6,817	-\$7,021	-\$7,232	-\$7,449	-\$7,672

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	\$17,249	\$17,766	\$18,299	\$18,848	\$19,413	\$19,996	\$20,596	\$21,214	\$21,850	\$22,506
- Mortgage Payments	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411
= Cash Flow	\$1,837	\$2,355	\$2,888	\$3,437	\$4,002	\$4,585	\$5,185	\$5,802	\$6,439	\$7,094
+ 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	\$24,270	\$26,137	\$28,101	\$30,168	\$32,342	\$34,630	\$37,038	\$39,574	\$42,243	\$45,053
Capitalization Rate	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%	4.2%	4.0%	3.9%	3.8%
Cash on Cash Return	1.4%	1.8%	2.2%	2.6%	3.0%	3.5%	3.9%	4.4%	4.9%	5.4%
Return on Equity	17.6%	16.2%	15.0%	14.1%	13.4%	12.7%	12.2%	11.7%	11.3%	11.0%

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	\$1,837	\$4,192	\$7,080	\$10,517	\$14,519	\$19,104	\$24,288	\$30,091	\$36,530	\$43,624
- 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	-\$16,704	\$7,964	\$34,509	\$63,027	\$93,620	\$126,396	\$161,469	\$198,959	\$238,993	\$281,705
Internal Rate of Return	-12.7%	3.0%	8.2%	10.5%	11.6%	12.2%	12.6%	12.7%	12.8%	12.8%
Return on Investment	-12.7%	6.0%	26.2%	47.8%	70.9%	95.8%	122.4%	150.8%	181.1%	213.5%

*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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