

10 Year Performance Projection

Brand New SFH in Newcastle

Newcastle, OK 73065

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 | \$24,600 | \$25,338 | \$26,098 | \$26,881 | \$27,688 | \$28,518 | \$29,374 | \$30,255 | \$31,163 | \$32,097 |
| Vacancy Losses | -\$1,968 | -\$2,027 | -\$2,088 | -\$2,150 | -\$2,215 | -\$2,281 | -\$2,350 | -\$2,420 | -\$2,493 | -\$2,568 |
| Operating Income | \$22,632 | \$23,311 | \$24,010 | \$24,731 | \$25,473 | \$26,237 | \$27,024 | \$27,835 | \$28,670 | \$29,530 |

| Estimated Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Property Taxes | -\$4,146 | -\$4,270 | -\$4,398 | -\$4,530 | -\$4,666 | -\$4,806 | -\$4,950 | -\$5,099 | -\$5,252 | -\$5,409 |
| Insurance | -\$1,148 | -\$1,182 | -\$1,218 | -\$1,254 | -\$1,292 | -\$1,331 | -\$1,371 | -\$1,412 | -\$1,454 | -\$1,498 |
| 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 | -\$492 | -\$507 | -\$522 | -\$538 | -\$554 | -\$570 | -\$587 | -\$605 | -\$623 | -\$642 |
| Other | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Operating Expenses | -\$5,786 | -\$5,959 | -\$6,138 | -\$6,322 | -\$6,512 | -\$6,707 | -\$6,908 | -\$7,116 | -\$7,329 | -\$7,549 |

| 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 | \$16,846 | \$17,352 | \$17,872 | \$18,408 | \$18,961 | \$19,529 | \$20,115 | \$20,719 | \$21,340 | \$21,981 |
| - Mortgage Payments | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 | -\$15,315 |
| = Cash Flow | \$1,531 | \$2,036 | \$2,557 | \$3,093 | \$3,645 | \$4,214 | \$4,800 | \$5,403 | \$6,025 | \$6,665 |
| + Principal Reduction | \$2,429 | \$2,585 | \$2,751 | \$2,928 | \$3,117 | \$3,317 | \$3,531 | \$3,758 | \$3,999 | \$4,257 |
| + Appreciation | \$19,134 | \$20,282 | \$21,499 | \$22,789 | \$24,156 | \$25,606 | \$27,142 | \$28,770 | \$30,497 | \$32,326 |
| = Gross Equity Income | \$23,094 | \$24,903 | \$26,807 | \$28,810 | \$30,918 | \$33,137 | \$35,472 | \$37,932 | \$40,521 | \$43,248 |
| Capitalization Rate | 5.0% | 4.8% | 4.7% | 4.6% | 4.4% | 4.3% | 4.2% | 4.1% | 4.0% | 3.8% |
| Cash on Cash Return | 1.2% | 1.6% | 2.0% | 2.4% | 2.9% | 3.3% | 3.8% | 4.2% | 4.7% | 5.2% |
| Return on Equity | 17.3% | 16.0% | 14.9% | 14.0% | 13.3% | 12.6% | 12.1% | 11.7% | 11.3% | 10.9% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Market Value | \$338,034 | \$358,316 | \$379,815 | \$402,604 | \$426,760 | \$452,366 | \$479,508 | \$508,278 | \$538,775 | \$571,101 |
| - Loan Balance | -\$204,856 | -\$202,271 | -\$199,519 | -\$196,591 | -\$193,474 | -\$190,157 | -\$186,626 | -\$182,868 | -\$178,869 | -\$174,612 |
| = Equity | \$133,178 | \$156,045 | \$180,296 | \$206,013 | \$233,286 | \$262,209 | \$292,882 | \$325,410 | \$359,906 | \$396,489 |
| Loan-to-Value Ratio | 60.6% | 56.5% | 52.5% | 48.8% | 45.3% | 42.0% | 38.9% | 36.0% | 33.2% | 30.6% |
| Potential Cash-Out Refi | \$48,669 | \$66,466 | \$85,342 | \$105,362 | \$126,596 | \$149,118 | \$173,005 | \$198,340 | \$225,212 | \$253,714 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Equity | \$133,178 | \$156,045 | \$180,296 | \$206,013 | \$233,286 | \$262,209 | \$292,882 | \$325,410 | \$359,906 | \$396,489 |
| - Closing Costs | -\$23,662 | -\$25,082 | -\$26,587 | -\$28,182 | -\$29,873 | -\$31,666 | -\$33,566 | -\$35,579 | -\$37,714 | -\$39,977 |
| = Proceeds After Sale | \$109,516 | \$130,963 | \$153,709 | \$177,831 | \$203,413 | \$230,543 | \$259,316 | \$289,830 | \$322,192 | \$356,512 |
| + Cumulative Cash Flow | \$1,531 | \$3,567 | \$6,124 | \$9,217 | \$12,862 | \$17,076 | \$21,875 | \$27,279 | \$33,304 | \$39,969 |
| - Approximate Cash Invest | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 | -\$127,560 |
| = Net Profit | -\$16,514 | \$6,970 | \$32,272 | \$59,487 | \$88,715 | \$120,059 | \$153,632 | \$189,549 | \$227,935 | \$268,921 |
| Internal Rate of Return | -12.9% | 2.7% | 7.9% | 10.2% | 11.4% | 12.0% | 12.4% | 12.5% | 12.6% | 12.6% |
| Return on Investment | -12.9% | 5.5% | 25.3% | 46.6% | 69.5% | 94.1% | 120.4% | 148.6% | 178.7% | 210.8% |

*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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