

10 Year Performance Projection

Brand New Edmond SFH

Edmond, OK 73013

3bd | 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	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,685	-\$3,796	-\$3,909	-\$4,027	-\$4,147	-\$4,272	-\$4,400	-\$4,532	-\$4,668	-\$4,808
Insurance	-\$1,340	-\$1,380	-\$1,422	-\$1,464	-\$1,508	-\$1,553	-\$1,600	-\$1,648	-\$1,697	-\$1,748
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	-\$288	-\$297	-\$306	-\$315	-\$324	-\$334	-\$344	-\$354	-\$365	-\$376
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,793	-\$5,967	-\$6,146	-\$6,330	-\$6,520	-\$6,716	-\$6,917	-\$7,125	-\$7,338	-\$7,559

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	\$16,287	\$16,776	\$17,279	\$17,797	\$18,331	\$18,881	\$19,448	\$20,031	\$20,632	\$21,251
- Mortgage Payments	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457
= Cash Flow	\$830	\$1,319	\$1,822	\$2,340	\$2,874	\$3,424	\$3,991	\$4,574	\$5,175	\$5,794
+ Principal Reduction	\$2,737	\$2,902	\$3,077	\$3,263	\$3,460	\$3,669	\$3,890	\$4,125	\$4,374	\$4,638
+ Appreciation	\$20,100	\$21,306	\$22,584	\$23,939	\$25,376	\$26,898	\$28,512	\$30,223	\$32,036	\$33,959
= Gross Equity Income	\$23,667	\$25,527	\$27,484	\$29,543	\$31,710	\$33,991	\$36,393	\$38,922	\$41,585	\$44,391
Capitalization Rate	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.6%	3.5%
Cash on Cash Return	0.6%	1.0%	1.4%	1.7%	2.1%	2.6%	3.0%	3.4%	3.9%	4.3%
Return on Equity	16.9%	15.5%	14.5%	13.6%	12.9%	12.3%	11.8%	11.3%	11.0%	10.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$355,100	\$376,406	\$398,990	\$422,930	\$448,306	\$475,204	\$503,716	\$533,939	\$565,975	\$599,934
- Loan Balance	-\$215,013	-\$212,111	-\$209,034	-\$205,771	-\$202,311	-\$198,642	-\$194,751	-\$190,626	-\$186,252	-\$181,614
= Equity	\$140,087	\$164,295	\$189,957	\$217,159	\$245,995	\$276,562	\$308,965	\$343,313	\$379,723	\$418,320
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.1%	41.8%	38.7%	35.7%	32.9%	30.3%
Potential Cash-Out Refi	\$51,312	\$70,194	\$90,209	\$111,427	\$133,919	\$157,761	\$183,036	\$209,828	\$238,229	\$268,336

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$140,087	\$164,295	\$189,957	\$217,159	\$245,995	\$276,562	\$308,965	\$343,313	\$379,723	\$418,320
- Closing Costs	-\$24,857	-\$26,348	-\$27,929	-\$29,605	-\$31,381	-\$33,264	-\$35,260	-\$37,376	-\$39,618	-\$41,995
= Proceeds After Sale	\$115,230	\$137,947	\$162,027	\$187,554	\$214,614	\$243,298	\$273,705	\$305,937	\$340,105	\$376,324
+ Cumulative Cash Flow	\$830	\$2,149	\$3,971	\$6,311	\$9,186	\$12,610	\$16,601	\$21,175	\$26,350	\$32,144
- Approximate Cash Invest	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000
= Net Profit	-\$17,940	\$6,096	\$31,998	\$59,865	\$89,799	\$121,908	\$156,305	\$193,112	\$232,455	\$274,468
Internal Rate of Return	-13.4%	2.3%	7.4%	9.8%	11.0%	11.6%	11.9%	12.1%	12.2%	12.2%
Return on Investment	-13.4%	4.5%	23.9%	44.7%	67.0%	91.0%	116.6%	144.1%	173.5%	204.8%

*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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