

10 Year Performance Projection

QUAD - 3/4 Units Occupied

Jacksonville, FL 32244

8bd | 8ba | Built: 2024

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286
Vacancy Losses	-\$4,800	-\$4,944	-\$5,092	-\$5,245	-\$5,402	-\$5,565	-\$5,731	-\$5,903	-\$6,080	-\$6,263
Operating Income	\$55,200	\$56,856	\$58,562	\$60,319	\$62,128	\$63,992	\$65,912	\$67,889	\$69,926	\$72,023

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,080	-\$6,262	-\$6,450	-\$6,644	-\$6,843	-\$7,048	-\$7,260	-\$7,478	-\$7,702	-\$7,933
Insurance	-\$2,280	-\$2,348	-\$2,419	-\$2,491	-\$2,566	-\$2,643	-\$2,722	-\$2,804	-\$2,888	-\$2,975
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	-\$5,244	-\$5,401	-\$5,563	-\$5,730	-\$5,902	-\$6,079	-\$6,262	-\$6,449	-\$6,643	-\$6,842
Maintenance	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$14,804	-\$15,248	-\$15,706	-\$16,177	-\$16,662	-\$17,162	-\$17,677	-\$18,207	-\$18,753	-\$19,316

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	\$40,396	\$41,608	\$42,856	\$44,142	\$45,466	\$46,830	\$48,235	\$49,682	\$51,172	\$52,708
- Mortgage Payments	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580	-\$34,580
= Cash Flow	\$5,816	\$7,028	\$8,276	\$9,562	\$10,886	\$12,250	\$13,655	\$15,102	\$16,592	\$18,128
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$45,600	\$48,336	\$51,236	\$54,310	\$57,569	\$61,023	\$64,684	\$68,566	\$72,679	\$77,040
= Gross Equity Income	\$51,416	\$55,364	\$59,512	\$63,872	\$68,455	\$73,273	\$78,339	\$83,667	\$89,272	\$95,168
Capitalization Rate	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%
Cash on Cash Return	2.3%	2.8%	3.3%	3.8%	4.3%	4.8%	5.4%	5.9%	6.5%	7.1%
Return on Equity	18.8%	17.2%	15.9%	14.9%	14.1%	13.4%	12.8%	12.3%	11.9%	11.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$805,600	\$853,936	\$905,172	\$959,482	\$1,017,051	\$1,078,075	\$1,142,759	\$1,211,325	\$1,284,004	\$1,361,044
- Loan Balance	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000	-\$532,000
= Equity	\$273,600	\$321,936	\$373,172	\$427,482	\$485,051	\$546,075	\$610,759	\$679,325	\$752,004	\$829,044
Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Potential Cash-Out Refi	\$193,040	\$236,542	\$282,655	\$331,534	\$383,346	\$438,267	\$496,483	\$558,192	\$623,604	\$692,940

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$273,600	\$321,936	\$373,172	\$427,482	\$485,051	\$546,075	\$610,759	\$679,325	\$752,004	\$829,044
- Closing Costs	-\$56,392	-\$59,776	-\$63,362	-\$67,164	-\$71,194	-\$75,465	-\$79,993	-\$84,793	-\$89,880	-\$95,273
= Proceeds After Sale	\$217,208	\$262,160	\$309,810	\$360,319	\$413,858	\$470,609	\$530,766	\$594,532	\$662,124	\$733,771
+ Cumulative Cash Flow	\$5,816	\$12,844	\$21,120	\$30,682	\$41,568	\$53,818	\$67,473	\$82,574	\$99,167	\$117,294
- Approximate Cash Invest	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840	-\$253,840
= Net Profit	-\$30,816	\$21,164	\$77,090	\$137,160	\$201,585	\$270,587	\$344,398	\$423,266	\$507,451	\$597,226
Internal Rate of Return	-12.1%	4.1%	9.4%	11.8%	12.9%	13.5%	13.8%	13.9%	13.9%	13.9%
Return on Investment	-12.1%	8.3%	30.4%	54.0%	79.4%	106.6%	135.7%	166.7%	199.9%	235.3%

*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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