

10 Year Performance Projection

New Construction Fort Worth

Fort Worth, TX 76104

4bd | 5ba | 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	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516	\$45,852	\$47,227	\$48,644	\$50,103
Vacancy Losses	-\$3,072	-\$3,164	-\$3,259	-\$3,357	-\$3,458	-\$3,561	-\$3,668	-\$3,778	-\$3,892	-\$4,008
Operating Income	\$35,328	\$36,388	\$37,479	\$38,604	\$39,762	\$40,955	\$42,183	\$43,449	\$44,752	\$46,095

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$8,830	-\$9,095	-\$9,368	-\$9,649	-\$9,939	-\$10,237	-\$10,544	-\$10,860	-\$11,186	-\$11,522
Insurance	-\$2,140	-\$2,204	-\$2,270	-\$2,338	-\$2,408	-\$2,480	-\$2,555	-\$2,631	-\$2,710	-\$2,792
Management Fees	-\$2,120	-\$2,183	-\$2,249	-\$2,316	-\$2,386	-\$2,457	-\$2,531	-\$2,607	-\$2,685	-\$2,766
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	-\$768	-\$791	-\$815	-\$839	-\$864	-\$890	-\$917	-\$945	-\$973	-\$1,002
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$13,857	-\$14,273	-\$14,701	-\$15,142	-\$15,597	-\$16,065	-\$16,547	-\$17,043	-\$17,554	-\$18,081

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	\$21,471	\$22,115	\$22,778	\$23,461	\$24,165	\$24,890	\$25,637	\$26,406	\$27,198	\$28,014
- Mortgage Payments	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773	-\$18,773
= Cash Flow	\$2,698	\$3,342	\$4,005	\$4,689	\$5,393	\$6,118	\$6,864	\$7,633	\$8,426	\$9,241
+ Principal Reduction	\$4,312	\$4,532	\$4,764	\$5,007	\$5,263	\$5,531	\$5,814	\$6,110	\$6,422	\$6,750
+ Appreciation	\$23,340	\$24,740	\$26,225	\$27,798	\$29,466	\$31,234	\$33,108	\$35,095	\$37,200	\$39,432
= Gross Equity Income	\$30,350	\$32,615	\$34,994	\$37,494	\$40,121	\$42,883	\$45,786	\$48,839	\$52,048	\$55,424
Capitalization Rate	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.4%	4.3%	4.1%	4.0%
Cash on Cash Return	2.2%	2.7%	3.2%	3.7%	4.3%	4.9%	5.5%	6.1%	6.7%	7.4%
Return on Equity	24.3%	21.2%	18.9%	17.2%	15.9%	14.8%	13.9%	13.2%	12.6%	12.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$412,340	\$437,080	\$463,305	\$491,104	\$520,570	\$551,804	\$584,912	\$620,007	\$657,207	\$696,640
- Loan Balance	-\$287,438	-\$282,906	-\$278,142	-\$273,135	-\$267,873	-\$262,341	-\$256,528	-\$250,417	-\$243,995	-\$237,245
= Equity	\$124,902	\$154,175	\$185,163	\$217,968	\$252,697	\$289,463	\$328,384	\$369,590	\$413,212	\$459,395
Loan-to-Value Ratio	69.7%	64.7%	60.0%	55.6%	51.5%	47.5%	43.9%	40.4%	37.1%	34.1%
Potential Cash-Out Refi	\$83,668	\$110,467	\$138,833	\$168,858	\$200,640	\$234,282	\$269,893	\$307,589	\$347,492	\$389,731

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$124,902	\$154,175	\$185,163	\$217,968	\$252,697	\$289,463	\$328,384	\$369,590	\$413,212	\$459,395
- Closing Costs	-\$28,864	-\$30,596	-\$32,431	-\$34,377	-\$36,440	-\$38,626	-\$40,944	-\$43,400	-\$46,005	-\$48,765
= Proceeds After Sale	\$96,038	\$123,579	\$152,732	\$183,591	\$216,257	\$250,836	\$287,441	\$326,189	\$367,208	\$410,630
+ Cumulative Cash Flow	\$2,698	\$6,040	\$10,045	\$14,734	\$20,127	\$26,244	\$33,108	\$40,742	\$49,167	\$58,409
- Approximate Cash Invest	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452	-\$125,452
= Net Profit	-\$26,716	\$4,166	\$37,325	\$72,873	\$110,931	\$151,628	\$195,096	\$241,478	\$290,923	\$343,587
Internal Rate of Return	-21.3%	1.7%	9.3%	12.5%	14.0%	14.8%	15.1%	15.2%	15.2%	15.1%
Return on Investment	-21.3%	3.3%	29.8%	58.1%	88.4%	120.9%	155.5%	192.5%	231.9%	273.9%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

Make your own dynamic proformas for FREE at www.PropertyTracker.com and Find investments at www.JasonHartman.com/Properties

Talk with an Investment Counselor from Empowered Investor LLC: www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI.

Subject to Terms of Service and Privacy Policy | © 2004-2026