

10 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-199K

Oklahoma City, OK 73179

3bd | 2ba | Built: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$18,000	\$18,540	\$19,096	\$19,669	\$20,259	\$20,867	\$21,493	\$22,138	\$22,802	\$23,486
Vacancy Losses	-\$1,440	-\$1,483	-\$1,528	-\$1,574	-\$1,621	-\$1,669	-\$1,719	-\$1,771	-\$1,824	-\$1,879
Operating Income	\$16,560	\$17,057	\$17,569	\$18,096	\$18,638	\$19,198	\$19,774	\$20,367	\$20,978	\$21,607

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,399	-\$2,471	-\$2,545	-\$2,621	-\$2,700	-\$2,781	-\$2,864	-\$2,950	-\$3,039	-\$3,130
Insurance	-\$860	-\$885	-\$912	-\$939	-\$967	-\$996	-\$1,026	-\$1,057	-\$1,089	-\$1,122
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	-\$360	-\$371	-\$382	-\$393	-\$405	-\$417	-\$430	-\$443	-\$456	-\$470
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,618	-\$3,727	-\$3,839	-\$3,954	-\$4,073	-\$4,195	-\$4,321	-\$4,450	-\$4,584	-\$4,721

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	\$12,942	\$13,330	\$13,730	\$14,142	\$14,566	\$15,003	\$15,453	\$15,917	\$16,394	\$16,886
- Mortgage Payments	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775	-\$10,775
= Cash Flow	\$2,167	\$2,555	\$2,955	\$3,367	\$3,791	\$4,228	\$4,678	\$5,142	\$5,619	\$6,111
+ Principal Reduction	\$1,844	\$1,958	\$2,079	\$2,207	\$2,342	\$2,487	\$2,640	\$2,802	\$2,975	\$3,158
+ Appreciation	\$11,994	\$12,714	\$13,476	\$14,285	\$15,142	\$16,051	\$17,014	\$18,035	\$19,117	\$20,264
= Gross Equity Income	\$16,005	\$17,227	\$18,510	\$19,858	\$21,276	\$22,765	\$24,332	\$25,979	\$27,711	\$29,533
Capitalization Rate	6.1%	5.9%	5.8%	5.6%	5.4%	5.3%	5.1%	5.0%	4.9%	4.7%
Cash on Cash Return	3.6%	4.3%	4.9%	5.6%	6.3%	7.1%	7.8%	8.6%	9.4%	10.2%
Return on Equity	25.1%	21.9%	19.7%	18.0%	16.6%	15.5%	14.6%	13.9%	13.3%	12.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$211,894	\$224,608	\$238,084	\$252,369	\$267,511	\$283,562	\$300,576	\$318,610	\$337,727	\$357,990
- Loan Balance	-\$148,081	-\$146,122	-\$144,044	-\$141,837	-\$139,495	-\$137,008	-\$134,368	-\$131,566	-\$128,591	-\$125,433
= Equity	\$63,813	\$78,485	\$94,040	\$110,532	\$128,017	\$146,554	\$166,208	\$187,044	\$209,136	\$232,558
Loan-to-Value Ratio	69.9%	65.1%	60.5%	56.2%	52.1%	48.3%	44.7%	41.3%	38.1%	35.0%
Potential Cash-Out Refi	\$10,840	\$22,333	\$34,519	\$47,440	\$61,139	\$75,663	\$91,064	\$107,392	\$124,704	\$143,060

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$63,813	\$78,485	\$94,040	\$110,532	\$128,017	\$146,554	\$166,208	\$187,044	\$209,136	\$232,558
- Closing Costs	-\$14,833	-\$15,723	-\$16,666	-\$17,666	-\$18,726	-\$19,849	-\$21,040	-\$22,303	-\$23,641	-\$25,059
= Proceeds After Sale	\$48,981	\$62,763	\$77,374	\$92,866	\$109,291	\$126,705	\$145,167	\$164,742	\$185,495	\$207,498
+ Cumulative Cash Flow	\$2,167	\$4,722	\$7,677	\$11,043	\$14,834	\$19,062	\$23,740	\$28,882	\$34,501	\$40,612
- Approximate Cash Invest	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970	-\$59,970
= Net Profit	-\$8,822	\$7,514	\$25,081	\$43,939	\$64,155	\$85,797	\$108,938	\$133,654	\$160,026	\$188,140
Internal Rate of Return	-14.7%	6.2%	12.8%	15.4%	16.6%	17.1%	17.2%	17.2%	17.1%	16.9%
Return on Investment	-14.7%	12.5%	41.8%	73.3%	107.0%	143.1%	181.7%	222.9%	266.8%	313.7%

*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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