

10 Year Performance Projection

Brand New SF Duplex in Edmond
Edmond, OK 73012
3bd | 2.5ba | 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 | \$45,600 | \$46,968 | \$48,377 | \$49,828 | \$51,323 | \$52,863 | \$54,449 | \$56,082 | \$57,765 | \$59,498 |
| Vacancy Losses | -\$3,648 | -\$3,757 | -\$3,870 | -\$3,986 | -\$4,106 | -\$4,229 | -\$4,356 | -\$4,487 | -\$4,621 | -\$4,760 |
| Operating Income | \$41,952 | \$43,211 | \$44,507 | \$45,842 | \$47,217 | \$48,634 | \$50,093 | \$51,596 | \$53,144 | \$54,738 |

| Estimated Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Property Taxes | -\$6,930 | -\$7,138 | -\$7,352 | -\$7,573 | -\$7,800 | -\$8,034 | -\$8,275 | -\$8,523 | -\$8,779 | -\$9,042 |
| Insurance | -\$1,925 | -\$1,983 | -\$2,042 | -\$2,103 | -\$2,167 | -\$2,232 | -\$2,299 | -\$2,368 | -\$2,439 | -\$2,512 |
| Management Fees | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Leasing/Advertising Fees | -\$600 | -\$618 | -\$637 | -\$656 | -\$675 | -\$696 | -\$716 | -\$738 | -\$760 | -\$783 |
| Association Fees | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Maintenance | -\$912 | -\$939 | -\$968 | -\$997 | -\$1,026 | -\$1,057 | -\$1,089 | -\$1,122 | -\$1,155 | -\$1,190 |
| Other | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| Operating Expenses | -\$10,367 | -\$10,678 | -\$10,998 | -\$11,328 | -\$11,668 | -\$12,018 | -\$12,379 | -\$12,750 | -\$13,133 | -\$13,527 |

| 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 | \$31,585 | \$32,533 | \$33,509 | \$34,514 | \$35,549 | \$36,616 | \$37,714 | \$38,846 | \$40,011 | \$41,211 |
| - Mortgage Payments | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 | -\$30,077 |
| = Cash Flow | \$1,508 | \$2,456 | \$3,432 | \$4,437 | \$5,473 | \$6,539 | \$7,637 | \$8,769 | \$9,934 | \$11,135 |
| + Principal Reduction | \$4,948 | \$5,260 | \$5,592 | \$5,944 | \$6,318 | \$6,716 | \$7,139 | \$7,589 | \$8,067 | \$8,576 |
| + Appreciation | \$33,000 | \$34,980 | \$37,079 | \$39,304 | \$41,662 | \$44,161 | \$46,811 | \$49,620 | \$52,597 | \$55,753 |
| = Gross Equity Income | \$39,457 | \$42,696 | \$46,102 | \$49,684 | \$53,453 | \$57,417 | \$61,588 | \$65,978 | \$70,599 | \$75,463 |
| Capitalization Rate | 5.4% | 5.3% | 5.1% | 5.0% | 4.8% | 4.7% | 4.6% | 4.4% | 4.3% | 4.2% |
| Cash on Cash Return | 0.9% | 1.5% | 2.1% | 2.7% | 3.3% | 4.0% | 4.6% | 5.3% | 6.0% | 6.7% |
| Return on Equity | 22.5% | 19.8% | 17.8% | 16.4% | 15.2% | 14.3% | 13.5% | 12.8% | 12.3% | 11.8% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Market Value | \$583,000 | \$617,980 | \$655,059 | \$694,362 | \$736,024 | \$780,186 | \$826,997 | \$876,616 | \$929,213 | \$984,966 |
| - Loan Balance | -\$407,552 | -\$402,291 | -\$396,700 | -\$390,756 | -\$384,438 | -\$377,721 | -\$370,582 | -\$362,993 | -\$354,925 | -\$346,350 |
| = Equity | \$175,448 | \$215,689 | \$258,359 | \$303,606 | \$351,586 | \$402,464 | \$456,415 | \$513,624 | \$574,288 | \$638,617 |
| Loan-to-Value Ratio | 69.9% | 65.1% | 60.6% | 56.3% | 52.2% | 48.4% | 44.8% | 41.4% | 38.2% | 35.2% |
| Potential Cash-Out Refi | \$29,698 | \$61,194 | \$94,594 | \$130,016 | \$167,580 | \$207,418 | \$249,666 | \$294,470 | \$341,985 | \$392,375 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Equity | \$175,448 | \$215,689 | \$258,359 | \$303,606 | \$351,586 | \$402,464 | \$456,415 | \$513,624 | \$574,288 | \$638,617 |
| - Closing Costs | -\$40,810 | -\$43,259 | -\$45,854 | -\$48,605 | -\$51,522 | -\$54,613 | -\$57,890 | -\$61,363 | -\$65,045 | -\$68,948 |
| = Proceeds After Sale | \$134,638 | \$172,430 | \$212,505 | \$255,001 | \$300,065 | \$347,851 | \$398,525 | \$452,261 | \$509,243 | \$569,669 |
| + Cumulative Cash Flow | \$1,508 | \$3,964 | \$7,396 | \$11,833 | \$17,306 | \$23,845 | \$31,482 | \$40,251 | \$50,185 | \$61,320 |
| - Approximate Cash Invest | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 | -\$165,000 |
| = Net Profit | -\$28,853 | \$11,394 | \$54,901 | \$101,834 | \$152,370 | \$206,696 | \$265,007 | \$327,512 | \$394,429 | \$465,989 |
| Internal Rate of Return | -17.5% | 3.4% | 10.1% | 13.0% | 14.3% | 14.9% | 15.1% | 15.2% | 15.1% | 15.0% |
| Return on Investment | -17.5% | 6.9% | 33.3% | 61.7% | 92.3% | 125.3% | 160.6% | 198.5% | 239.0% | 282.4% |

*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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