

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	\$44,400	\$45,732	\$47,104	\$48,517	\$49,973	\$51,472	\$53,016	\$54,606	\$56,245	\$57,932
Vacancy Losses	-\$3,552	-\$3,659	-\$3,768	-\$3,881	-\$3,998	-\$4,118	-\$4,241	-\$4,369	-\$4,500	-\$4,635
Operating Income	\$40,848	\$42,073	\$43,336	\$44,636	\$45,975	\$47,354	\$48,775	\$50,238	\$51,745	\$53,297

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,600	-\$6,798	-\$7,002	-\$7,212	-\$7,428	-\$7,651	-\$7,881	-\$8,117	-\$8,361	-\$8,612
Insurance	-\$2,035	-\$2,096	-\$2,159	-\$2,224	-\$2,290	-\$2,359	-\$2,430	-\$2,503	-\$2,578	-\$2,655
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	-\$888	-\$915	-\$942	-\$970	-\$999	-\$1,029	-\$1,060	-\$1,092	-\$1,125	-\$1,159
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$10,123	-\$10,427	-\$10,739	-\$11,062	-\$11,394	-\$11,735	-\$12,087	-\$12,450	-\$12,824	-\$13,208

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	\$30,725	\$31,647	\$32,596	\$33,574	\$34,581	\$35,619	\$36,687	\$37,788	\$38,922	\$40,089
- Mortgage Payments	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077	-\$30,077
= Cash Flow	\$648	\$1,570	\$2,519	\$3,497	\$4,505	\$5,542	\$6,611	\$7,711	\$8,845	\$10,012
+ 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	\$38,597	\$41,810	\$45,190	\$48,745	\$52,485	\$56,420	\$60,561	\$64,920	\$69,509	\$74,341
Capitalization Rate	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	0.4%	1.0%	1.5%	2.1%	2.7%	3.4%	4.0%	4.7%	5.4%	6.1%
Return on Equity	22.0%	19.4%	17.5%	16.1%	14.9%	14.0%	13.3%	12.6%	12.1%	11.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$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	\$648	\$2,218	\$4,738	\$8,235	\$12,740	\$18,282	\$24,892	\$32,604	\$41,448	\$51,461
- 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	-\$29,713	\$9,648	\$52,243	\$98,236	\$147,805	\$201,133	\$258,417	\$319,864	\$385,692	\$456,130
Internal Rate of Return	-18.0%	2.9%	9.7%	12.5%	13.8%	14.5%	14.7%	14.8%	14.8%	14.7%
Return on Investment	-18.0%	5.8%	31.7%	59.5%	89.6%	121.9%	156.6%	193.9%	233.8%	276.4%

*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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