

10 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!!

Yukon, OK 73099

6bd | 4ba | 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	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Vacancy Losses	-\$2,880	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758
Operating Income	\$33,120	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,770	-\$8,003	-\$8,243	-\$8,490	-\$8,745	-\$9,007	-\$9,277	-\$9,556	-\$9,842	-\$10,138

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	\$25,350	\$26,111	\$26,894	\$27,701	\$28,532	\$29,388	\$30,270	\$31,178	\$32,113	\$33,076
- Mortgage Payments	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651
= Cash Flow	\$1,699	\$2,459	\$3,243	\$4,050	\$4,881	\$5,737	\$6,618	\$7,526	\$8,462	\$9,425
+ Principal Reduction	\$3,891	\$4,136	\$4,397	\$4,674	\$4,969	\$5,282	\$5,614	\$5,968	\$6,344	\$6,744
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$31,540	\$34,103	\$36,797	\$39,631	\$42,611	\$45,745	\$49,043	\$52,514	\$56,166	\$60,011
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	1.3%	1.9%	2.5%	3.1%	3.8%	4.4%	5.1%	5.8%	6.5%	7.3%
Return on Equity	22.9%	20.1%	18.1%	16.6%	15.4%	14.5%	13.7%	13.0%	12.4%	11.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- Loan Balance	-\$320,484	-\$316,347	-\$311,950	-\$307,276	-\$302,307	-\$297,026	-\$291,411	-\$285,443	-\$279,099	-\$272,356
= Equity	\$137,966	\$169,610	\$203,164	\$238,745	\$276,475	\$316,484	\$358,909	\$403,896	\$451,600	\$502,186
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	\$23,354	\$48,121	\$74,386	\$102,240	\$131,780	\$163,106	\$196,329	\$231,561	\$268,925	\$308,550

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,966	\$169,610	\$203,164	\$238,745	\$276,475	\$316,484	\$358,909	\$403,896	\$451,600	\$502,186
- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
= Proceeds After Sale	\$105,875	\$135,593	\$167,106	\$200,524	\$235,960	\$273,538	\$313,386	\$355,642	\$400,451	\$447,968
+ Cumulative Cash Flow	\$1,699	\$4,158	\$7,401	\$11,451	\$16,332	\$22,068	\$28,686	\$36,213	\$44,674	\$54,099
- Approximate Cash Invest	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750
= Net Profit	-\$22,176	\$10,001	\$44,758	\$82,225	\$122,542	\$165,856	\$212,323	\$262,105	\$315,376	\$372,317
Internal Rate of Return	-17.1%	3.8%	10.5%	13.3%	14.6%	15.2%	15.4%	15.5%	15.4%	15.3%
Return on Investment	-17.1%	7.7%	34.5%	63.4%	94.4%	127.8%	163.6%	202.0%	243.1%	286.9%

*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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