

10 Year Performance Projection

Brand New Duplex with Garage in Chickasha

Chickasha, OK 73018

4bd | 4ba | 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	\$30,600	\$31,518	\$32,464	\$33,437	\$34,441	\$35,474	\$36,538	\$37,634	\$38,763	\$39,926
Vacancy Losses	-\$2,448	-\$2,521	-\$2,597	-\$2,675	-\$2,755	-\$2,838	-\$2,923	-\$3,011	-\$3,101	-\$3,194
Operating Income	\$28,152	\$28,997	\$29,866	\$30,762	\$31,685	\$32,636	\$33,615	\$34,623	\$35,662	\$36,732

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,139	-\$4,263	-\$4,391	-\$4,523	-\$4,658	-\$4,798	-\$4,942	-\$5,090	-\$5,243	-\$5,400
Insurance	-\$1,449	-\$1,492	-\$1,537	-\$1,583	-\$1,630	-\$1,679	-\$1,730	-\$1,782	-\$1,835	-\$1,890
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	-\$612	-\$630	-\$649	-\$669	-\$689	-\$709	-\$731	-\$753	-\$775	-\$799
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,199	-\$6,385	-\$6,577	-\$6,774	-\$6,977	-\$7,187	-\$7,402	-\$7,624	-\$7,853	-\$8,089

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	\$21,953	\$22,611	\$23,290	\$23,988	\$24,708	\$25,449	\$26,213	\$26,999	\$27,809	\$28,643
- Mortgage Payments	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861	-\$18,861
= Cash Flow	\$3,092	\$3,750	\$4,429	\$5,127	\$5,847	\$6,588	\$7,352	\$8,138	\$8,948	\$9,782
+ Principal Reduction	\$3,103	\$3,299	\$3,507	\$3,727	\$3,962	\$4,212	\$4,477	\$4,759	\$5,059	\$5,378
+ Appreciation	\$20,694	\$21,936	\$23,252	\$24,647	\$26,126	\$27,693	\$29,355	\$31,116	\$32,983	\$34,962
= Gross Equity Income	\$26,889	\$28,985	\$31,187	\$33,502	\$35,935	\$38,493	\$41,184	\$44,013	\$46,990	\$50,122
Capitalization Rate	6.0%	5.8%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.6%
Cash on Cash Return	3.0%	3.6%	4.3%	5.0%	5.7%	6.4%	7.1%	7.9%	8.6%	9.5%
Return on Equity	24.4%	21.4%	19.2%	17.6%	16.3%	15.3%	14.4%	13.7%	13.0%	12.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$365,594	\$387,530	\$410,781	\$435,428	\$461,554	\$489,247	\$518,602	\$549,718	\$582,701	\$617,663
- Loan Balance	-\$255,572	-\$252,273	-\$248,767	-\$245,039	-\$241,077	-\$236,865	-\$232,388	-\$227,629	-\$222,570	-\$217,192
= Equity	\$110,022	\$135,257	\$162,015	\$190,389	\$220,477	\$252,382	\$286,214	\$322,089	\$360,132	\$400,472
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	\$18,624	\$38,374	\$59,319	\$81,532	\$105,089	\$130,070	\$156,564	\$184,660	\$214,456	\$246,056

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$110,022	\$135,257	\$162,015	\$190,389	\$220,477	\$252,382	\$286,214	\$322,089	\$360,132	\$400,472
- Closing Costs	-\$25,592	-\$27,127	-\$28,755	-\$30,480	-\$32,309	-\$34,247	-\$36,302	-\$38,480	-\$40,789	-\$43,236
= Proceeds After Sale	\$84,431	\$108,129	\$133,260	\$159,909	\$188,168	\$218,135	\$249,912	\$283,609	\$319,343	\$357,235
+ Cumulative Cash Flow	\$3,092	\$6,842	\$11,271	\$16,398	\$22,245	\$28,833	\$36,185	\$44,323	\$53,271	\$63,053
- Approximate Cash Invest	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470	-\$103,470
= Net Profit	-\$15,948	\$11,501	\$41,061	\$72,837	\$106,943	\$143,498	\$182,627	\$224,462	\$269,144	\$316,818
Internal Rate of Return	-15.4%	5.5%	12.1%	14.8%	16.0%	16.5%	16.7%	16.7%	16.6%	16.5%
Return on Investment	-15.4%	11.1%	39.7%	70.4%	103.4%	138.7%	176.5%	216.9%	260.1%	306.2%

*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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