

10 Year Performance Projection

Pre Leased Duplex
Little Rock , AR 72205
3bd | 2ba | Built: 2021

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972	\$48,381
Vacancy Losses	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758	-\$3,870
Operating Income	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214	\$44,511

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,279	-\$3,378	-\$3,479	-\$3,583	-\$3,691	-\$3,801	-\$3,916	-\$4,033	-\$4,154	-\$4,279
Insurance	-\$1,600	-\$1,648	-\$1,697	-\$1,748	-\$1,800	-\$1,854	-\$1,910	-\$1,967	-\$2,026	-\$2,087
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	-\$1,854	-\$1,910	-\$1,967	-\$2,026	-\$2,087	-\$2,149	-\$2,214	-\$2,280	-\$2,349	-\$2,419
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,733	-\$6,935	-\$7,143	-\$7,357	-\$7,578	-\$7,805	-\$8,039	-\$8,280	-\$8,529	-\$8,785

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	\$27,381	\$28,202	\$29,048	\$29,920	\$30,817	\$31,742	\$32,694	\$33,675	\$34,685	\$35,726
- Mortgage Payments	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578	-\$21,578
= Cash Flow	\$5,802	\$6,624	\$7,470	\$8,341	\$9,239	\$10,163	\$11,116	\$12,097	\$13,107	\$14,147
+ Principal Reduction	\$3,683	\$3,910	\$4,151	\$4,407	\$4,679	\$4,968	\$5,274	\$5,600	\$5,945	\$6,312
+ Appreciation	\$23,994	\$25,434	\$26,960	\$28,577	\$30,292	\$32,109	\$34,036	\$36,078	\$38,243	\$40,537
= Gross Equity Income	\$33,479	\$35,968	\$38,581	\$41,326	\$44,210	\$47,241	\$50,426	\$53,774	\$57,295	\$60,996
Capitalization Rate	6.5%	6.3%	6.1%	5.9%	5.8%	5.6%	5.4%	5.3%	5.1%	5.0%
Cash on Cash Return	5.0%	5.7%	6.4%	7.2%	8.0%	8.8%	9.6%	10.4%	11.3%	12.2%
Return on Equity	26.2%	22.9%	20.5%	18.7%	17.3%	16.1%	15.2%	14.4%	13.7%	13.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$423,894	\$449,328	\$476,287	\$504,865	\$535,156	\$567,266	\$601,302	\$637,380	\$675,623	\$716,160
- Loan Balance	-\$296,242	-\$292,332	-\$288,180	-\$283,773	-\$279,093	-\$274,126	-\$268,851	-\$263,252	-\$257,307	-\$250,995
= Equity	\$127,652	\$156,996	\$188,107	\$221,092	\$256,063	\$293,140	\$332,451	\$374,128	\$418,316	\$465,165
Loan-to-Value Ratio	69.9%	65.1%	60.5%	56.2%	52.2%	48.3%	44.7%	41.3%	38.1%	35.0%
Potential Cash-Out Refi	\$42,873	\$67,130	\$92,850	\$120,119	\$149,032	\$179,687	\$212,190	\$246,652	\$283,192	\$321,933

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$127,652	\$156,996	\$188,107	\$221,092	\$256,063	\$293,140	\$332,451	\$374,128	\$418,316	\$465,165
- Closing Costs	-\$21,195	-\$22,466	-\$23,814	-\$25,243	-\$26,758	-\$28,363	-\$30,065	-\$31,869	-\$33,781	-\$35,808
= Proceeds After Sale	\$106,457	\$134,530	\$164,293	\$195,849	\$229,305	\$264,777	\$302,385	\$342,259	\$384,535	\$429,357
+ Cumulative Cash Flow	\$5,802	\$12,426	\$19,896	\$28,238	\$37,476	\$47,640	\$58,756	\$70,852	\$83,959	\$98,106
- Approximate Cash Invest	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971	-\$115,971
= Net Profit	-\$3,711	\$30,985	\$68,218	\$108,115	\$150,811	\$196,446	\$245,170	\$297,141	\$352,523	\$411,493
Internal Rate of Return	-3.2%	12.9%	17.4%	19.0%	19.5%	19.5%	19.4%	19.2%	18.9%	18.6%
Return on Investment	-3.2%	26.7%	58.8%	93.2%	130.0%	169.4%	211.4%	256.2%	304.0%	354.8%

*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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