

10 Year Performance Projection

New Construction in Huntsville Metro

New Market, AL 35761

3bd | 2ba | Built: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$18,000	\$18,720	\$19,469	\$20,248	\$21,057	\$21,900	\$22,776	\$23,687	\$24,634	\$25,620
Vacancy Losses	-\$1,440	-\$1,498	-\$1,558	-\$1,620	-\$1,685	-\$1,752	-\$1,822	-\$1,895	-\$1,971	-\$2,050
Operating Income	\$16,560	\$17,222	\$17,911	\$18,628	\$19,373	\$20,148	\$20,954	\$21,792	\$22,664	\$23,570

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,429	-\$1,472	-\$1,516	-\$1,562	-\$1,609	-\$1,657	-\$1,707	-\$1,758	-\$1,811	-\$1,865
Insurance	-\$880	-\$906	-\$933	-\$961	-\$990	-\$1,020	-\$1,050	-\$1,082	-\$1,114	-\$1,148
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	-\$408	-\$420	-\$433	-\$446	-\$459	-\$473	-\$487	-\$502	-\$517	-\$532
Maintenance	-\$360	-\$371	-\$382	-\$393	-\$405	-\$417	-\$430	-\$443	-\$456	-\$470
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,077	-\$3,169	-\$3,264	-\$3,362	-\$3,463	-\$3,567	-\$3,674	-\$3,784	-\$3,898	-\$4,015

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	\$13,483	\$14,053	\$14,647	\$15,265	\$15,910	\$16,581	\$17,280	\$18,008	\$18,766	\$19,555
- Mortgage Payments	-\$10,028	-\$10,028	-\$10,028	-\$10,028	-\$10,028	-\$10,028	-\$10,028	-\$8,030	-\$8,030	-\$8,030
= Cash Flow	\$3,455	\$4,025	\$4,619	\$5,238	\$5,882	\$6,553	\$7,252	\$9,978	\$10,736	\$11,526
+ Principal Reduction	\$2,661	\$2,783	\$2,911	\$3,044	\$3,184	\$3,331	\$3,484	\$6,625	\$6,691	\$6,759
+ Appreciation	\$13,194	\$13,986	\$14,825	\$15,714	\$16,657	\$17,657	\$18,716	\$19,839	\$21,029	\$22,291
= Gross Equity Income	\$19,310	\$20,794	\$22,355	\$23,996	\$25,723	\$27,540	\$29,451	\$36,442	\$38,457	\$40,575
Capitalization Rate	5.8%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%	5.1%	5.1%	5.0%
Cash on Cash Return	5.9%	6.8%	7.9%	8.9%	10.0%	11.1%	12.3%	17.0%	18.3%	19.6%
Return on Equity	27.3%	23.7%	21.2%	19.3%	17.9%	16.7%	15.7%	17.1%	15.9%	15.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$233,094	\$247,080	\$261,904	\$277,619	\$294,276	\$311,932	\$330,648	\$350,487	\$371,516	\$393,807
- Loan Balance	-\$162,264	-\$159,482	-\$156,571	-\$153,527	-\$150,342	-\$147,012	-\$143,528	-\$136,903	-\$130,212	-\$123,453
= Equity	\$70,830	\$87,598	\$105,334	\$124,092	\$143,934	\$164,921	\$187,120	\$213,584	\$241,305	\$270,354
Loan-to-Value Ratio	69.6%	64.5%	59.8%	55.3%	51.1%	47.1%	43.4%	39.1%	35.0%	31.3%
Potential Cash-Out Refi	\$24,211	\$38,182	\$52,953	\$68,568	\$85,078	\$102,534	\$120,990	\$143,486	\$167,001	\$191,593

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$70,830	\$87,598	\$105,334	\$124,092	\$143,934	\$164,921	\$187,120	\$213,584	\$241,305	\$270,354
- Closing Costs	-\$16,317	-\$17,296	-\$18,333	-\$19,433	-\$20,599	-\$21,835	-\$23,145	-\$24,534	-\$26,006	-\$27,567
= Proceeds After Sale	\$54,513	\$70,302	\$87,000	\$104,659	\$123,334	\$143,085	\$163,975	\$189,050	\$215,298	\$242,788
+ Cumulative Cash Flow	\$3,455	\$7,481	\$12,100	\$17,337	\$23,219	\$29,772	\$37,024	\$47,002	\$57,738	\$69,263
- Approximate Cash Invest	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823	-\$58,823
= Net Profit	-\$855	\$18,960	\$40,277	\$63,173	\$87,730	\$114,034	\$142,176	\$177,228	\$214,213	\$253,228
Internal Rate of Return	-1.5%	15.4%	19.9%	21.4%	21.7%	21.7%	21.4%	21.4%	21.3%	21.0%
Return on Investment	-1.5%	32.2%	68.5%	107.4%	149.1%	193.9%	241.7%	301.3%	364.2%	430.5%

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