

10 Year Performance Projection

New Construction in Huntsville Metro

Athens, AL 35611

4bd | 3ba | 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	\$24,000	\$24,960	\$25,958	\$26,997	\$28,077	\$29,200	\$30,368	\$31,582	\$32,846	\$34,159
Vacancy Losses	-\$1,920	-\$1,997	-\$2,077	-\$2,160	-\$2,246	-\$2,336	-\$2,429	-\$2,527	-\$2,628	-\$2,733
Operating Income	\$22,080	\$22,963	\$23,882	\$24,837	\$25,830	\$26,864	\$27,938	\$29,056	\$30,218	\$31,427

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,149	-\$2,214	-\$2,280	-\$2,349	-\$2,419	-\$2,492	-\$2,566	-\$2,643	-\$2,723	-\$2,804
Insurance	-\$1,323	-\$1,362	-\$1,403	-\$1,445	-\$1,489	-\$1,533	-\$1,579	-\$1,627	-\$1,675	-\$1,726
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	-\$300	-\$309	-\$318	-\$328	-\$338	-\$348	-\$358	-\$369	-\$380	-\$391
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,252	-\$4,379	-\$4,511	-\$4,646	-\$4,785	-\$4,929	-\$5,077	-\$5,229	-\$5,386	-\$5,548

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	\$17,828	\$18,584	\$19,371	\$20,191	\$21,045	\$21,935	\$22,861	\$23,827	\$24,832	\$25,879
- Mortgage Payments	-\$15,078	-\$15,078	-\$15,078	-\$15,078	-\$15,078	-\$15,078	-\$15,078	-\$12,074	-\$12,074	-\$12,074
= Cash Flow	\$2,750	\$3,506	\$4,293	\$5,113	\$5,967	\$6,856	\$7,783	\$11,753	\$12,758	\$13,805
+ Principal Reduction	\$4,001	\$4,184	\$4,377	\$4,578	\$4,788	\$5,008	\$5,238	\$9,961	\$10,061	\$10,162
+ Appreciation	\$19,839	\$21,029	\$22,291	\$23,629	\$25,046	\$26,549	\$28,142	\$29,831	\$31,620	\$33,518
= Gross Equity Income	\$26,590	\$28,719	\$30,961	\$33,319	\$35,801	\$38,413	\$41,163	\$51,545	\$54,440	\$57,485
Capitalization Rate	5.1%	5.0%	4.9%	4.8%	4.8%	4.7%	4.6%	4.5%	4.4%	4.4%
Cash on Cash Return	3.1%	4.0%	4.9%	5.8%	6.7%	7.8%	8.8%	13.3%	14.4%	15.6%
Return on Equity	25.0%	21.8%	19.5%	17.9%	16.5%	15.5%	14.6%	16.0%	15.0%	14.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$350,489	\$371,518	\$393,809	\$417,438	\$442,484	\$469,033	\$497,175	\$527,006	\$558,626	\$592,144
- Loan Balance	-\$243,987	-\$239,802	-\$235,426	-\$230,848	-\$226,060	-\$221,052	-\$215,814	-\$205,853	-\$195,791	-\$185,629
= Equity	\$106,502	\$131,716	\$158,384	\$186,590	\$216,424	\$247,981	\$281,361	\$321,153	\$362,835	\$406,515
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	\$36,404	\$57,412	\$79,622	\$103,102	\$127,927	\$154,175	\$181,926	\$215,752	\$251,110	\$288,086

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$106,502	\$131,716	\$158,384	\$186,590	\$216,424	\$247,981	\$281,361	\$321,153	\$362,835	\$406,515
- Closing Costs	-\$24,534	-\$26,006	-\$27,567	-\$29,221	-\$30,974	-\$32,832	-\$34,802	-\$36,890	-\$39,104	-\$41,450
= Proceeds After Sale	\$81,968	\$105,710	\$130,817	\$157,369	\$185,450	\$215,149	\$246,559	\$284,263	\$323,731	\$365,065
+ Cumulative Cash Flow	\$2,750	\$6,256	\$10,548	\$15,661	\$21,628	\$28,484	\$36,267	\$48,020	\$60,778	\$74,583
- Approximate Cash Invest	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449	-\$88,449
= Net Profit	-\$3,731	\$23,516	\$52,916	\$84,581	\$118,629	\$155,184	\$194,378	\$243,834	\$296,060	\$351,199
Internal Rate of Return	-4.2%	12.7%	17.4%	19.0%	19.5%	19.5%	19.3%	19.4%	19.3%	19.1%
Return on Investment	-4.2%	26.6%	59.8%	95.6%	134.1%	175.5%	219.8%	275.7%	334.7%	397.1%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

Make your own dynamic proformas for FREE at www.PropertyTracker.com and Find investments at www.JasonHartman.com/Properties

Talk with an Investment Counselor from Empowered Investor LLC: www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI.

Subject to Terms of Service and Privacy Policy | © 2004-2026