

10 Year Performance Projection

Brand New SFH in A+ Area

Yukon, OK 73099

4bd | 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	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,750	-\$3,862	-\$3,978	-\$4,098	-\$4,221	-\$4,347	-\$4,478	-\$4,612	-\$4,750	-\$4,893
Insurance	-\$1,080	-\$1,112	-\$1,146	-\$1,180	-\$1,216	-\$1,252	-\$1,290	-\$1,328	-\$1,368	-\$1,409
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	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,310	-\$5,469	-\$5,633	-\$5,802	-\$5,976	-\$6,156	-\$6,340	-\$6,531	-\$6,727	-\$6,928

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	\$16,770	\$17,273	\$17,791	\$18,325	\$18,875	\$19,441	\$20,024	\$20,625	\$21,244	\$21,881
- Mortgage Payments	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014	-\$14,014
= Cash Flow	\$2,756	\$3,259	\$3,777	\$4,311	\$4,860	\$5,427	\$6,010	\$6,611	\$7,229	\$7,867
+ Principal Reduction	\$2,399	\$2,547	\$2,704	\$2,870	\$3,047	\$3,234	\$3,434	\$3,645	\$3,869	\$4,108
+ Appreciation	\$18,000	\$19,080	\$20,225	\$21,438	\$22,725	\$24,088	\$25,533	\$27,065	\$28,689	\$30,411
= Gross Equity Income	\$23,155	\$24,885	\$26,705	\$28,619	\$30,632	\$32,749	\$34,977	\$37,321	\$39,788	\$42,385
Capitalization Rate	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	2.3%	2.7%	3.1%	3.6%	4.1%	4.5%	5.0%	5.5%	6.0%	6.6%
Return on Equity	18.5%	16.9%	15.7%	14.7%	13.9%	13.2%	12.7%	12.2%	11.7%	11.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$318,000	\$337,080	\$357,305	\$378,743	\$401,468	\$425,556	\$451,089	\$478,154	\$506,844	\$537,254
- Loan Balance	-\$192,601	-\$190,054	-\$187,350	-\$184,480	-\$181,434	-\$178,199	-\$174,766	-\$171,121	-\$167,251	-\$163,144
= Equity	\$125,399	\$147,026	\$169,954	\$194,263	\$220,034	\$247,357	\$276,323	\$307,034	\$339,592	\$374,111
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.2%	41.9%	38.7%	35.8%	33.0%	30.4%
Potential Cash-Out Refi	\$45,899	\$62,756	\$80,628	\$99,577	\$119,667	\$140,968	\$163,551	\$187,495	\$212,881	\$239,797

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$125,399	\$147,026	\$169,954	\$194,263	\$220,034	\$247,357	\$276,323	\$307,034	\$339,592	\$374,111
- Closing Costs	-\$22,260	-\$23,596	-\$25,011	-\$26,512	-\$28,103	-\$29,789	-\$31,576	-\$33,471	-\$35,479	-\$37,608
= Proceeds After Sale	\$103,139	\$123,430	\$144,943	\$167,751	\$191,931	\$217,568	\$244,747	\$273,563	\$304,113	\$336,503
+ Cumulative Cash Flow	\$2,756	\$6,014	\$9,791	\$14,102	\$18,962	\$24,389	\$30,398	\$37,009	\$44,238	\$52,105
- Approximate Cash Invest	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000	-\$120,000
= Net Profit	-\$14,105	\$9,445	\$34,734	\$61,852	\$90,893	\$121,956	\$155,146	\$190,572	\$228,352	\$268,608
Internal Rate of Return	-11.8%	3.9%	9.0%	11.3%	12.4%	13.0%	13.3%	13.4%	13.5%	13.4%
Return on Investment	-11.8%	7.9%	28.9%	51.5%	75.7%	101.6%	129.3%	158.8%	190.3%	223.8%

*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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