

10 Year Performance Projection

New Construction in Birmingham Metro

Pleasant Grove, AL 35127

3bd | 2.5ba | 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	\$22,800	\$23,484	\$24,189	\$24,914	\$25,662	\$26,431	\$27,224	\$28,041	\$28,882	\$29,749
Vacancy Losses	-\$1,824	-\$1,879	-\$1,935	-\$1,993	-\$2,053	-\$2,115	-\$2,178	-\$2,243	-\$2,311	-\$2,380
Operating Income	\$20,976	\$21,605	\$22,253	\$22,921	\$23,609	\$24,317	\$25,046	\$25,798	\$26,572	\$27,369

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,700	-\$2,781	-\$2,864	-\$2,950	-\$3,039	-\$3,130	-\$3,224	-\$3,321	-\$3,420	-\$3,523
Insurance	-\$1,080	-\$1,112	-\$1,146	-\$1,180	-\$1,216	-\$1,252	-\$1,290	-\$1,328	-\$1,368	-\$1,409
Management Fees	-\$1,678	-\$1,728	-\$1,780	-\$1,834	-\$1,889	-\$1,945	-\$2,004	-\$2,064	-\$2,126	-\$2,190
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	-\$456	-\$470	-\$484	-\$498	-\$513	-\$529	-\$544	-\$561	-\$578	-\$595
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,914	-\$6,092	-\$6,274	-\$6,462	-\$6,656	-\$6,856	-\$7,062	-\$7,274	-\$7,492	-\$7,717

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	\$15,062	\$15,514	\$15,979	\$16,459	\$16,952	\$17,461	\$17,985	\$18,524	\$19,080	\$19,652
- Mortgage Payments	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607	-\$13,607
= Cash Flow	\$1,455	\$1,906	\$2,372	\$2,851	\$3,345	\$3,854	\$4,377	\$4,917	\$5,473	\$6,045
+ Principal Reduction	\$2,791	\$2,945	\$3,107	\$3,278	\$3,459	\$3,649	\$3,850	\$4,063	\$4,286	\$4,523
+ Appreciation	\$16,200	\$17,172	\$18,202	\$19,294	\$20,452	\$21,679	\$22,980	\$24,359	\$25,820	\$27,370
= Gross Equity Income	\$20,446	\$22,023	\$23,681	\$25,424	\$27,256	\$29,182	\$31,208	\$33,338	\$35,579	\$37,937
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	2.0%	2.6%	3.3%	3.9%	4.6%	5.3%	6.0%	6.7%	7.5%	8.3%
Return on Equity	23.6%	20.7%	18.5%	16.9%	15.6%	14.6%	13.8%	13.1%	12.5%	12.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$286,200	\$303,372	\$321,574	\$340,869	\$361,321	\$383,000	\$405,980	\$430,339	\$456,159	\$483,529
- Loan Balance	-\$199,709	-\$196,764	-\$193,657	-\$190,379	-\$186,920	-\$183,271	-\$179,420	-\$175,358	-\$171,072	-\$166,549
= Equity	\$86,491	\$106,608	\$127,917	\$150,490	\$174,401	\$199,729	\$226,560	\$254,981	\$285,088	\$316,980
Loan-to-Value Ratio	69.8%	64.9%	60.2%	55.9%	51.7%	47.9%	44.2%	40.7%	37.5%	34.4%
Potential Cash-Out Refi	\$57,871	\$76,271	\$95,760	\$116,403	\$138,269	\$161,429	\$185,962	\$211,947	\$239,472	\$268,627

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$86,491	\$106,608	\$127,917	\$150,490	\$174,401	\$199,729	\$226,560	\$254,981	\$285,088	\$316,980
- Closing Costs	-\$20,034	-\$21,236	-\$22,510	-\$23,861	-\$25,292	-\$26,810	-\$28,419	-\$30,124	-\$31,931	-\$33,847
= Proceeds After Sale	\$66,457	\$85,372	\$105,407	\$126,629	\$149,108	\$172,919	\$198,141	\$224,857	\$253,157	\$283,133
+ Cumulative Cash Flow	\$1,455	\$3,361	\$5,733	\$8,584	\$11,929	\$15,783	\$20,160	\$25,077	\$30,550	\$36,595
- Approximate Cash Invest	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900	-\$72,900
= Net Profit	-\$4,988	\$15,833	\$38,240	\$62,313	\$88,138	\$115,802	\$145,402	\$177,035	\$210,807	\$246,828
Internal Rate of Return	-6.8%	10.4%	15.4%	17.1%	17.7%	17.9%	17.8%	17.6%	17.3%	17.0%
Return on Investment	-6.8%	21.7%	52.5%	85.5%	120.9%	158.9%	199.5%	242.8%	289.2%	338.6%

*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