

10 Year Performance Projection

New Construction Duplex  
Port Charlotte , FL 33984

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$29,100	\$29,973	\$30,872	\$31,798	\$32,752	\$33,735	\$34,747	\$35,789	\$36,863	\$37,969
Vacancy Losses	-\$2,328	-\$2,398	-\$2,470	-\$2,544	-\$2,620	-\$2,699	-\$2,780	-\$2,863	-\$2,949	-\$3,038
Operating Income	\$26,772	\$27,575	\$28,402	\$29,254	\$30,132	\$31,036	\$31,967	\$32,926	\$33,914	\$34,931

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,488	-\$5,653	-\$5,823	-\$5,997	-\$6,177	-\$6,363	-\$6,554	-\$6,750	-\$6,953	-\$7,161
Insurance	-\$732	-\$754	-\$776	-\$800	-\$824	-\$848	-\$874	-\$900	-\$927	-\$955
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Leasing/Advertising Fees	-\$200	-\$206	-\$212	-\$219	-\$225	-\$232	-\$239	-\$246	-\$253	-\$261
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$873	-\$899	-\$926	-\$954	-\$983	-\$1,012	-\$1,042	-\$1,074	-\$1,106	-\$1,139
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,293	-\$7,512	-\$7,737	-\$7,970	-\$8,209	-\$8,455	-\$8,709	-\$8,970	-\$9,239	-\$9,516

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	\$19,479	\$20,063	\$20,665	\$21,285	\$21,923	\$22,581	\$23,259	\$23,956	\$24,675	\$25,415
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$19,479	\$20,063	\$20,665	\$21,285	\$21,923	\$22,581	\$23,259	\$23,956	\$24,675	\$25,415
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$21,954	\$23,271	\$24,668	\$26,148	\$27,716	\$29,379	\$31,142	\$33,011	\$34,991	\$37,091
= Gross Equity Income	\$41,433	\$43,334	\$45,332	\$47,432	\$49,640	\$51,961	\$54,401	\$56,967	\$59,666	\$62,506
Capitalization Rate	5.0%	4.9%	4.7%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%
Cash on Cash Return	5.1%	5.2%	5.4%	5.6%	5.7%	5.9%	6.1%	6.3%	6.5%	6.6%
Return on Equity	10.7%	10.5%	10.4%	10.3%	10.1%	10.0%	9.9%	9.8%	9.7%	9.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$387,854	\$411,125	\$435,793	\$461,940	\$489,657	\$519,036	\$550,178	\$583,189	\$618,180	\$655,271
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$387,854	\$411,125	\$435,793	\$461,940	\$489,657	\$519,036	\$550,178	\$583,189	\$618,180	\$655,271
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	\$290,890	\$308,344	\$326,845	\$346,455	\$367,243	\$389,277	\$412,634	\$437,392	\$463,635	\$491,453

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$387,854	\$411,125	\$435,793	\$461,940	\$489,657	\$519,036	\$550,178	\$583,189	\$618,180	\$655,271
- Closing Costs	-\$27,150	-\$28,779	-\$30,505	-\$32,336	-\$34,276	-\$36,333	-\$38,512	-\$40,823	-\$43,273	-\$45,869
= Proceeds After Sale	\$360,704	\$382,346	\$405,287	\$429,604	\$455,381	\$482,704	\$511,666	\$542,366	\$574,908	\$609,402
+ Cumulative Cash Flow	\$19,479	\$39,542	\$60,207	\$81,492	\$103,415	\$125,996	\$149,255	\$173,211	\$197,886	\$223,301
- Initial Cash Invested	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366	-\$382,366
= Net Profit	-\$2,183	\$39,523	\$83,128	\$128,731	\$176,430	\$226,334	\$278,555	\$333,211	\$390,428	\$450,338
Internal Rate of Return	-0.6%	5.2%	7.1%	8.1%	8.6%	8.9%	9.2%	9.3%	9.4%	9.5%
Return on Investment	-0.6%	10.3%	21.7%	33.7%	46.1%	59.2%	72.9%	87.1%	102.1%	117.8%

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