

10 Year Performance Projection

Brand New Wagoner Duplex
Wagoner, OK 74467

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256	\$39,404	\$40,586	\$41,803	\$43,058
Vacancy Losses	-\$2,640	-\$2,719	-\$2,801	-\$2,885	-\$2,971	-\$3,060	-\$3,152	-\$3,247	-\$3,344	-\$3,445
Operating Income	\$30,360	\$31,271	\$32,209	\$33,175	\$34,170	\$35,196	\$36,251	\$37,339	\$38,459	\$39,613

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,188	-\$5,343	-\$5,503	-\$5,669	-\$5,839	-\$6,014	-\$6,194	-\$6,380	-\$6,571	-\$6,769
Insurance	-\$1,702	-\$1,753	-\$1,805	-\$1,859	-\$1,915	-\$1,973	-\$2,032	-\$2,093	-\$2,155	-\$2,220
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	-\$660	-\$680	-\$700	-\$721	-\$743	-\$765	-\$788	-\$812	-\$836	-\$861
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,549	-\$7,775	-\$8,009	-\$8,249	-\$8,496	-\$8,751	-\$9,014	-\$9,284	-\$9,563	-\$9,850

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	\$22,811	\$23,495	\$24,200	\$24,926	\$25,674	\$26,444	\$27,238	\$28,055	\$28,896	\$29,763
- Mortgage Payments	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246	-\$19,246
= Cash Flow	\$3,565	\$4,250	\$4,955	\$5,681	\$6,428	\$7,199	\$7,992	\$8,809	\$9,651	\$10,518
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$24,900	\$26,394	\$27,978	\$29,656	\$31,436	\$33,322	\$35,321	\$37,440	\$39,687	\$42,068
= Gross Equity Income	\$28,465	\$30,644	\$32,932	\$35,337	\$37,864	\$40,520	\$43,313	\$46,249	\$49,338	\$52,586
Capitalization Rate	5.2%	5.0%	4.9%	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%
Cash on Cash Return	2.3%	2.7%	3.2%	3.6%	4.1%	4.6%	5.1%	5.6%	6.2%	6.7%
Return on Equity	19.1%	17.4%	16.2%	15.1%	14.3%	13.6%	13.0%	12.5%	12.0%	11.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$439,900	\$466,294	\$494,272	\$523,928	\$555,364	\$588,685	\$624,007	\$661,447	\$701,134	\$743,202
- Loan Balance	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500	-\$290,500
= Equity	\$149,400	\$175,794	\$203,772	\$233,428	\$264,864	\$298,185	\$333,507	\$370,947	\$410,634	\$452,702
Loan-to-Value Ratio	66.0%	62.3%	58.8%	55.4%	52.3%	49.3%	46.6%	43.9%	41.4%	39.1%
Potential Cash-Out Refi	\$39,425	\$59,220	\$80,204	\$102,446	\$126,023	\$151,014	\$177,505	\$205,585	\$235,350	\$266,901

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$149,400	\$175,794	\$203,772	\$233,428	\$264,864	\$298,185	\$333,507	\$370,947	\$410,634	\$452,702
- Closing Costs	-\$30,793	-\$32,641	-\$34,599	-\$36,675	-\$38,875	-\$41,208	-\$43,680	-\$46,301	-\$49,079	-\$52,024
= Proceeds After Sale	\$118,607	\$143,153	\$169,173	\$196,753	\$225,988	\$256,977	\$289,826	\$324,646	\$361,554	\$400,678
+ Cumulative Cash Flow	\$3,565	\$7,815	\$12,770	\$18,450	\$24,879	\$32,077	\$40,069	\$48,878	\$58,529	\$69,047
- Initial Cash Invested	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870	-\$156,870
= Net Profit	-\$34,698	-\$5,901	\$25,072	\$58,333	\$93,997	\$132,185	\$173,025	\$216,654	\$263,213	\$312,854
Internal Rate of Return	-22.1%	-1.9%	5.2%	8.5%	10.3%	11.3%	11.9%	12.2%	12.4%	12.6%
Return on Investment	-22.1%	-3.8%	16.0%	37.2%	59.9%	84.3%	110.3%	138.1%	167.8%	199.4%

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