

10 Year Performance Projection

Brand New Modern Home in Chickasha- 155k!!  
Chickasha, OK 73018

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
Vacancy Losses	-\$1,200	-\$1,236	-\$1,273	-\$1,311	-\$1,351	-\$1,391	-\$1,433	-\$1,476	-\$1,520	-\$1,566
Operating Income	\$13,800	\$14,214	\$14,640	\$15,080	\$15,532	\$15,998	\$16,478	\$16,972	\$17,481	\$18,006

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,859	-\$1,915	-\$1,972	-\$2,031	-\$2,092	-\$2,155	-\$2,220	-\$2,286	-\$2,355	-\$2,425
Insurance	-\$728	-\$750	-\$772	-\$796	-\$819	-\$844	-\$869	-\$895	-\$922	-\$950
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	-\$300	-\$309	-\$318	-\$328	-\$338	-\$348	-\$358	-\$369	-\$380	-\$391
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$2,887	-\$2,973	-\$3,063	-\$3,155	-\$3,249	-\$3,347	-\$3,447	-\$3,550	-\$3,657	-\$3,767

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	\$10,913	\$11,241	\$11,578	\$11,925	\$12,283	\$12,651	\$13,031	\$13,422	\$13,824	\$14,239
- Mortgage Payments	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927	-\$8,927
= Cash Flow	\$1,987	\$2,314	\$2,651	\$2,999	\$3,356	\$3,725	\$4,104	\$4,495	\$4,898	\$5,313
+ Principal Reduction	\$1,268	\$1,355	\$1,447	\$1,546	\$1,652	\$1,764	\$1,885	\$2,014	\$2,151	\$2,298
+ Appreciation	\$9,294	\$9,852	\$10,443	\$11,069	\$11,733	\$12,437	\$13,184	\$13,975	\$14,813	\$15,702
= Gross Equity Income	\$12,549	\$13,520	\$14,541	\$15,614	\$16,741	\$17,927	\$19,173	\$20,484	\$21,862	\$23,313
Capitalization Rate	6.6%	6.5%	6.3%	6.1%	5.9%	5.8%	5.6%	5.4%	5.3%	5.1%
Cash on Cash Return	4.3%	5.0%	5.7%	6.5%	7.2%	8.0%	8.8%	9.7%	10.5%	11.4%
Return on Equity	25.5%	22.4%	20.1%	18.4%	17.0%	15.9%	15.0%	14.3%	13.6%	13.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$164,194	\$174,046	\$184,488	\$195,558	\$207,291	\$219,729	\$232,912	\$246,887	\$261,700	\$277,402
- Loan Balance	-\$114,907	-\$113,552	-\$112,105	-\$110,559	-\$108,908	-\$107,143	-\$105,258	-\$103,245	-\$101,094	-\$98,796
= Equity	\$49,287	\$60,493	\$72,383	\$84,998	\$98,383	\$112,585	\$127,654	\$143,642	\$160,607	\$178,607
Loan-to-Value Ratio	70.0%	65.2%	60.8%	56.5%	52.5%	48.8%	45.2%	41.8%	38.6%	35.6%
Potential Cash-Out Refi	\$8,238	\$16,982	\$26,261	\$36,109	\$46,561	\$57,653	\$69,426	\$81,920	\$95,181	\$109,256

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$49,287	\$60,493	\$72,383	\$84,998	\$98,383	\$112,585	\$127,654	\$143,642	\$160,607	\$178,607
- Closing Costs	-\$11,494	-\$12,183	-\$12,914	-\$13,689	-\$14,510	-\$15,381	-\$16,304	-\$17,282	-\$18,319	-\$19,418
= Proceeds After Sale	\$37,793	\$48,310	\$59,469	\$71,309	\$83,873	\$97,204	\$111,350	\$126,360	\$142,287	\$159,188
+ Cumulative Cash Flow	\$1,987	\$4,301	\$6,952	\$9,950	\$13,307	\$17,031	\$21,136	\$25,631	\$30,529	\$35,842
- Initial Cash Invested	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470	-\$46,470
= Net Profit	-\$6,690	\$6,141	\$19,951	\$34,790	\$50,710	\$67,766	\$86,016	\$105,521	\$126,347	\$148,560
Internal Rate of Return	-14.4%	6.5%	13.1%	15.8%	17.0%	17.5%	17.6%	17.6%	17.5%	17.4%
Return on Investment	-14.4%	13.2%	42.9%	74.9%	109.1%	145.8%	185.1%	227.1%	271.9%	319.7%

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