

10 Year Performance Projection

Brand New Duplex in A+ Area  
Yukon, OK 73099

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Vacancy Losses	-\$2,880	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758
Operating Income	\$33,120	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,770	-\$8,003	-\$8,243	-\$8,490	-\$8,745	-\$9,007	-\$9,277	-\$9,556	-\$9,842	-\$10,138

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	\$25,350	\$26,111	\$26,894	\$27,701	\$28,532	\$29,388	\$30,270	\$31,178	\$32,113	\$33,076
- Mortgage Payments	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337	-\$23,337
= Cash Flow	\$2,013	\$2,773	\$3,557	\$4,363	\$5,194	\$6,050	\$6,932	\$7,840	\$8,775	\$9,739
+ Principal Reduction	\$3,983	\$4,229	\$4,490	\$4,767	\$5,061	\$5,373	\$5,704	\$6,056	\$6,430	\$6,826
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$31,946	\$34,509	\$37,204	\$40,037	\$43,017	\$46,150	\$49,447	\$52,915	\$56,565	\$60,407
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	1.5%	2.0%	2.6%	3.2%	3.8%	4.4%	5.1%	5.8%	6.4%	7.1%
Return on Equity	23.1%	20.3%	18.3%	16.7%	15.5%	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	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- Loan Balance	-\$320,392	-\$316,163	-\$311,673	-\$306,906	-\$301,845	-\$296,472	-\$290,768	-\$284,712	-\$278,282	-\$271,456
= Equity	\$138,058	\$169,794	\$203,442	\$239,115	\$276,937	\$317,037	\$359,552	\$404,627	\$452,418	\$503,086
Loan-to-Value Ratio	69.9%	65.1%	60.5%	56.2%	52.2%	48.3%	44.7%	41.3%	38.1%	35.0%
Potential Cash-Out Refi	\$23,446	\$48,305	\$74,663	\$102,610	\$132,242	\$163,660	\$196,972	\$232,293	\$269,743	\$309,450

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$138,058	\$169,794	\$203,442	\$239,115	\$276,937	\$317,037	\$359,552	\$404,627	\$452,418	\$503,086
- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
= Proceeds After Sale	\$105,967	\$135,777	\$167,384	\$200,894	\$236,423	\$274,092	\$314,030	\$356,374	\$401,269	\$448,868
+ Cumulative Cash Flow	\$2,013	\$4,786	\$8,343	\$12,706	\$17,901	\$23,951	\$30,883	\$38,723	\$47,499	\$57,237
- Initial Cash Invested	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238	-\$136,238
= Net Profit	-\$28,258	\$4,326	\$39,489	\$77,362	\$118,086	\$161,805	\$208,675	\$258,859	\$312,530	\$369,868
Internal Rate of Return	-20.7%	1.6%	9.0%	12.2%	13.7%	14.4%	14.8%	14.9%	14.9%	14.9%
Return on Investment	-20.7%	3.2%	29.0%	56.8%	86.7%	118.8%	153.2%	190.0%	229.4%	271.5%

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