

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	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967	-\$23,967
= Cash Flow	\$1,383	\$2,144	\$2,927	\$3,734	\$4,565	\$5,421	\$6,303	\$7,211	\$8,146	\$9,110
+ Principal Reduction	\$3,801	\$4,045	\$4,306	\$4,583	\$4,877	\$5,191	\$5,525	\$5,880	\$6,259	\$6,661
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$31,134	\$33,696	\$36,390	\$39,224	\$42,204	\$45,339	\$48,638	\$52,110	\$55,765	\$59,613
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	1.1%	1.7%	2.3%	2.9%	3.5%	4.2%	4.9%	5.6%	6.3%	7.0%
Return on Equity	22.6%	19.9%	17.9%	16.5%	15.3%	14.4%	13.6%	12.9%	12.4%	11.9%

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	-\$320,574	-\$316,529	-\$312,223	-\$307,640	-\$302,763	-\$297,572	-\$292,047	-\$286,166	-\$279,908	-\$273,247
= Equity	\$137,876	\$169,428	\$202,892	\$238,381	\$276,020	\$315,938	\$358,273	\$403,173	\$450,792	\$501,295
Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.3%	48.5%	44.9%	41.5%	38.3%	35.3%
Potential Cash-Out Refi	\$23,263	\$47,939	\$74,113	\$101,876	\$131,324	\$162,560	\$195,693	\$230,838	\$268,117	\$307,660

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,876	\$169,428	\$202,892	\$238,381	\$276,020	\$315,938	\$358,273	\$403,173	\$450,792	\$501,295
- 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	\$105,784	\$135,411	\$166,834	\$200,159	\$235,505	\$272,992	\$312,751	\$354,919	\$399,643	\$447,077
+ Cumulative Cash Flow	\$1,383	\$3,527	\$6,455	\$10,189	\$14,754	\$20,175	\$26,478	\$33,689	\$41,835	\$50,945
- Initial Cash Invested	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750
= Net Profit	-\$22,582	\$9,189	\$43,538	\$80,598	\$120,509	\$163,417	\$209,479	\$258,858	\$311,728	\$368,272
Internal Rate of Return	-17.4%	3.5%	10.2%	13.1%	14.4%	15.0%	15.2%	15.3%	15.2%	15.1%
Return on Investment	-17.4%	7.1%	33.6%	62.1%	92.9%	125.9%	161.4%	199.5%	240.3%	283.8%

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