

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	\$35,880	\$36,956	\$38,065	\$39,207	\$40,383	\$41,595	\$42,843	\$44,128	\$45,452	\$46,815
Vacancy Losses	-\$2,870	-\$2,957	-\$3,045	-\$3,137	-\$3,231	-\$3,328	-\$3,427	-\$3,530	-\$3,636	-\$3,745
Operating Income	\$33,010	\$34,000	\$35,020	\$36,070	\$37,153	\$38,267	\$39,415	\$40,598	\$41,816	\$43,070

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	-\$718	-\$739	-\$761	-\$784	-\$808	-\$832	-\$857	-\$883	-\$909	-\$936
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,767	-\$8,000	-\$8,240	-\$8,488	-\$8,742	-\$9,004	-\$9,275	-\$9,553	-\$9,839	-\$10,135

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	\$25,242	\$26,000	\$26,780	\$27,583	\$28,410	\$29,263	\$30,141	\$31,045	\$31,976	\$32,935
- Mortgage Payments	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026
= Cash Flow	\$2,217	\$2,974	\$3,754	\$4,557	\$5,385	\$6,237	\$7,115	\$8,019	\$8,951	\$9,910
+ Principal Reduction	\$4,077	\$4,323	\$4,584	\$4,861	\$5,154	\$5,465	\$5,795	\$6,145	\$6,516	\$6,909
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$32,244	\$34,804	\$37,496	\$40,325	\$43,300	\$46,429	\$49,721	\$53,183	\$56,827	\$60,661
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.4%	4.3%
Cash on Cash Return	1.7%	2.3%	2.9%	3.5%	4.2%	4.8%	5.5%	6.2%	6.9%	7.6%
Return on Equity	23.3%	20.5%	18.4%	16.8%	15.6%	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	-\$320,298	-\$315,975	-\$311,390	-\$306,529	-\$301,375	-\$295,910	-\$290,114	-\$283,969	-\$277,453	-\$270,544
= Equity	\$138,152	\$169,982	\$203,724	\$239,492	\$277,408	\$317,600	\$360,206	\$405,370	\$453,246	\$503,998
Loan-to-Value Ratio	69.9%	65.0%	60.5%	56.1%	52.1%	48.2%	44.6%	41.2%	38.0%	34.9%
Potential Cash-Out Refi	\$23,540	\$48,493	\$74,946	\$102,987	\$132,712	\$164,223	\$197,626	\$233,035	\$270,572	\$310,362

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$138,152	\$169,982	\$203,724	\$239,492	\$277,408	\$317,600	\$360,206	\$405,370	\$453,246	\$503,998
- 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	\$106,061	\$135,965	\$167,666	\$201,270	\$236,893	\$274,654	\$314,683	\$357,116	\$402,097	\$449,780
+ Cumulative Cash Flow	\$2,217	\$5,191	\$8,944	\$13,502	\$18,887	\$25,124	\$32,239	\$40,258	\$49,208	\$59,118
- 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	-\$21,473	\$11,406	\$46,861	\$85,022	\$126,029	\$170,028	\$217,172	\$267,624	\$321,556	\$379,148
Internal Rate of Return	-16.5%	4.3%	11.0%	13.7%	15.0%	15.6%	15.8%	15.8%	15.7%	15.6%
Return on Investment	-16.5%	8.8%	36.1%	65.5%	97.1%	131.0%	167.4%	206.3%	247.8%	292.2%

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