

10 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!!
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	\$33,480	\$34,484	\$35,519	\$36,584	\$37,682	\$38,812	\$39,977	\$41,176	\$42,411	\$43,684
Vacancy Losses	-\$2,678	-\$2,759	-\$2,842	-\$2,927	-\$3,015	-\$3,105	-\$3,198	-\$3,294	-\$3,393	-\$3,495
Operating Income	\$30,802	\$31,726	\$32,677	\$33,658	\$34,667	\$35,707	\$36,779	\$37,882	\$39,019	\$40,189

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	-\$670	-\$690	-\$710	-\$732	-\$754	-\$776	-\$800	-\$824	-\$848	-\$874
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,719	-\$7,951	-\$8,189	-\$8,435	-\$8,688	-\$8,949	-\$9,217	-\$9,494	-\$9,779	-\$10,072

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	\$23,082	\$23,775	\$24,488	\$25,223	\$25,979	\$26,759	\$27,561	\$28,388	\$29,240	\$30,117
- Mortgage Payments	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871
= Cash Flow	-\$2,789	-\$2,096	-\$1,383	-\$648	\$108	\$888	\$1,691	\$2,517	\$3,369	\$4,246
+ Principal Reduction	\$3,301	\$3,540	\$3,795	\$4,069	\$4,363	\$4,678	\$5,016	\$5,378	\$5,766	\$6,182
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$26,463	\$28,951	\$31,570	\$34,328	\$37,233	\$40,293	\$43,517	\$46,914	\$50,495	\$54,270
Capitalization Rate	5.0%	4.9%	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%
Cash on Cash Return	-2.1%	-1.6%	-1.1%	-0.5%	0.1%	0.7%	1.3%	1.9%	2.6%	3.3%
Return on Equity	19.3%	17.2%	15.7%	14.5%	13.6%	12.9%	12.3%	11.8%	11.3%	10.9%

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	-\$321,074	-\$317,534	-\$313,739	-\$309,669	-\$305,306	-\$300,629	-\$295,613	-\$290,236	-\$284,470	-\$278,288
= Equity	\$137,376	\$168,423	\$201,376	\$236,352	\$273,476	\$312,881	\$354,707	\$399,104	\$446,230	\$496,254
Loan-to-Value Ratio	70.0%	65.3%	60.9%	56.7%	52.7%	49.0%	45.5%	42.1%	38.9%	35.9%
Potential Cash-Out Refi	\$22,764	\$46,934	\$72,597	\$99,847	\$128,780	\$159,504	\$192,127	\$226,769	\$263,555	\$302,618

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,376	\$168,423	\$201,376	\$236,352	\$273,476	\$312,881	\$354,707	\$399,104	\$446,230	\$496,254
- 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	\$105,285	\$134,406	\$165,318	\$198,130	\$232,961	\$269,935	\$309,185	\$350,850	\$395,081	\$442,036
+ Cumulative Cash Flow	-\$2,789	-\$4,885	-\$6,267	-\$6,916	-\$6,807	-\$5,919	-\$4,229	-\$1,711	\$1,658	\$5,904
- 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	-\$27,254	-\$228	\$29,300	\$61,465	\$96,404	\$134,266	\$175,206	\$219,389	\$266,989	\$318,190
Internal Rate of Return	-21.0%	-0.1%	6.9%	10.0%	11.5%	12.3%	12.7%	12.9%	13.0%	13.0%
Return on Investment	-21.0%	-0.2%	22.6%	47.4%	74.3%	103.5%	135.0%	169.1%	205.8%	245.2%

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