

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	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026	-\$23,026
= Cash Flow	\$57	\$749	\$1,462	\$2,197	\$2,954	\$3,733	\$4,536	\$5,363	\$6,214	\$7,092
+ 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	\$30,084	\$32,579	\$35,204	\$37,965	\$40,869	\$43,925	\$47,142	\$50,527	\$54,091	\$57,843
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	0.0%	0.6%	1.1%	1.7%	2.3%	2.9%	3.5%	4.1%	4.8%	5.5%
Return on Equity	21.8%	19.2%	17.3%	15.9%	14.7%	13.8%	13.1%	12.5%	11.9%	11.5%

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	\$57	\$806	\$2,268	\$4,465	\$7,419	\$11,152	\$15,688	\$21,050	\$27,265	\$34,356
- 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	-\$23,633	\$7,021	\$40,184	\$75,986	\$114,562	\$156,056	\$200,621	\$248,417	\$299,612	\$354,386
Internal Rate of Return	-18.2%	2.7%	9.4%	12.3%	13.6%	14.2%	14.5%	14.6%	14.6%	14.5%
Return on Investment	-18.2%	5.4%	31.0%	58.6%	88.3%	120.3%	154.6%	191.5%	230.9%	273.1%

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