

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	\$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	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871	-\$25,871
= Cash Flow	-\$629	\$129	\$909	\$1,712	\$2,540	\$3,392	\$4,270	\$5,174	\$6,105	\$7,065
+ 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	\$28,623	\$31,175	\$33,861	\$36,688	\$39,664	\$42,797	\$46,096	\$49,571	\$53,231	\$57,088
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	-0.5%	0.1%	0.7%	1.3%	2.0%	2.6%	3.3%	4.0%	4.7%	5.4%
Return on Equity	20.8%	18.5%	16.8%	15.5%	14.5%	13.7%	13.0%	12.4%	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	-\$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	-\$629	-\$500	\$409	\$2,121	\$4,661	\$8,052	\$12,322	\$17,496	\$23,601	\$30,666
- 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	-\$25,094	\$4,156	\$35,977	\$70,501	\$107,872	\$148,238	\$191,757	\$238,596	\$288,932	\$342,952
Internal Rate of Return	-19.3%	1.6%	8.5%	11.4%	12.9%	13.6%	13.9%	14.1%	14.1%	14.1%
Return on Investment	-19.3%	3.2%	27.7%	54.3%	83.1%	114.2%	147.8%	183.9%	222.7%	264.3%

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