

10 Year Performance Projection

Great ROI Potential! Ideal For Rental or Resale!
Kansas City, MO 64155

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024	\$55,645	\$57,315	\$59,034	\$60,805	\$62,629
Vacancy Losses	-\$3,840	-\$3,955	-\$4,074	-\$4,196	-\$4,322	-\$4,452	-\$4,585	-\$4,723	-\$4,864	-\$5,010
Operating Income	\$44,160	\$45,485	\$46,849	\$48,255	\$49,702	\$51,194	\$52,729	\$54,311	\$55,941	\$57,619

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$7,372	-\$7,741	-\$8,128	-\$8,534	-\$8,961	-\$9,409	-\$9,879	-\$10,373	-\$10,892	-\$11,436
Insurance	-\$2,425	-\$2,546	-\$2,674	-\$2,807	-\$2,948	-\$3,095	-\$3,250	-\$3,412	-\$3,583	-\$3,762
Management Fees	-\$3,533	-\$3,639	-\$3,748	-\$3,860	-\$3,976	-\$4,095	-\$4,218	-\$4,345	-\$4,475	-\$4,610
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	-\$3,840	-\$4,032	-\$4,234	-\$4,445	-\$4,668	-\$4,901	-\$5,146	-\$5,403	-\$5,673	-\$5,957
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$17,170	-\$17,958	-\$18,783	-\$19,647	-\$20,552	-\$21,500	-\$22,493	-\$23,534	-\$24,623	-\$25,765

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	\$26,990	\$27,527	\$28,067	\$28,608	\$29,150	\$29,693	\$30,236	\$30,778	\$31,317	\$31,854
- Mortgage Payments	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590	-\$27,590
= Cash Flow	-\$600	-\$63	\$477	\$1,018	\$1,561	\$2,104	\$2,646	\$3,188	\$3,727	\$4,264
+ Principal Reduction	\$4,066	\$4,338	\$4,629	\$4,939	\$5,269	\$5,622	\$5,999	\$6,400	\$6,829	\$7,286
+ Appreciation	\$29,100	\$30,846	\$32,697	\$34,659	\$36,738	\$38,942	\$41,279	\$43,756	\$46,381	\$49,164
= Gross Equity Income	\$32,566	\$35,121	\$37,802	\$40,615	\$43,568	\$46,668	\$49,924	\$53,344	\$56,938	\$60,714
Capitalization Rate	5.2%	5.1%	4.9%	4.7%	4.5%	4.3%	4.1%	4.0%	3.8%	3.7%
Cash on Cash Return	-0.4%	0.0%	0.3%	0.7%	1.1%	1.5%	1.9%	2.3%	2.7%	3.1%
Return on Equity	21.1%	18.5%	16.7%	15.2%	14.1%	13.2%	12.5%	11.8%	11.3%	10.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$514,100	\$544,946	\$577,643	\$612,301	\$649,039	\$687,982	\$729,261	\$773,016	\$819,397	\$868,561
- Loan Balance	-\$359,684	-\$355,346	-\$350,718	-\$345,779	-\$340,510	-\$334,888	-\$328,889	-\$322,488	-\$315,659	-\$308,373
= Equity	\$154,416	\$189,600	\$226,925	\$266,522	\$308,530	\$353,094	\$400,372	\$450,528	\$503,738	\$560,188
Loan-to-Value Ratio	70.0%	65.2%	60.7%	56.5%	52.5%	48.7%	45.1%	41.7%	38.5%	35.5%
Potential Cash-Out Refi	\$25,891	\$53,363	\$82,514	\$113,447	\$146,270	\$181,099	\$218,057	\$257,274	\$298,889	\$343,048

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$154,416	\$189,600	\$226,925	\$266,522	\$308,530	\$353,094	\$400,372	\$450,528	\$503,738	\$560,188
- Closing Costs	-\$35,987	-\$38,146	-\$40,435	-\$42,861	-\$45,433	-\$48,159	-\$51,048	-\$54,111	-\$57,358	-\$60,799
= Proceeds After Sale	\$118,429	\$151,454	\$186,490	\$223,661	\$263,097	\$304,935	\$349,324	\$396,417	\$446,380	\$499,389
+ Cumulative Cash Flow	-\$600	-\$662	-\$185	\$833	\$2,393	\$4,497	\$7,143	\$10,331	\$14,059	\$18,323
- Initial Cash Invested	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438	-\$139,438
= Net Profit	-\$21,608	\$11,354	\$46,867	\$85,056	\$126,053	\$169,995	\$217,029	\$267,310	\$321,001	\$378,274
Internal Rate of Return	-15.5%	4.0%	10.1%	12.6%	13.7%	14.2%	14.4%	14.4%	14.3%	14.2%
Return on Investment	-15.5%	8.1%	33.6%	61.0%	90.4%	121.9%	155.6%	191.7%	230.2%	271.3%

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