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.