

10 Year Performance Projection

Client financed  
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	\$37,680	\$38,810	\$39,975	\$41,174	\$42,409	\$43,681	\$44,992	\$46,342	\$47,732	\$49,164
Vacancy Losses	-\$3,014	-\$3,105	-\$3,198	-\$3,294	-\$3,393	-\$3,495	-\$3,599	-\$3,707	-\$3,819	-\$3,933
Operating Income	\$34,666	\$35,706	\$36,777	\$37,880	\$39,016	\$40,187	\$41,393	\$42,634	\$43,913	\$45,231

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	-\$754	-\$776	-\$799	-\$823	-\$848	-\$874	-\$900	-\$927	-\$955	-\$983
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,803	-\$8,037	-\$8,279	-\$8,527	-\$8,783	-\$9,046	-\$9,318	-\$9,597	-\$9,885	-\$10,182

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	\$26,862	\$27,668	\$28,498	\$29,353	\$30,234	\$31,141	\$32,075	\$33,037	\$34,028	\$35,049
- Mortgage Payments	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491	-\$21,491
= Cash Flow	\$5,372	\$6,178	\$7,008	\$7,863	\$8,743	\$9,650	\$10,584	\$11,547	\$12,538	\$13,559
+ Principal Reduction	\$3,805	\$4,035	\$4,279	\$4,537	\$4,811	\$5,101	\$5,409	\$5,735	\$6,082	\$6,449
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$35,127	\$37,720	\$40,444	\$43,306	\$46,315	\$49,478	\$52,804	\$56,301	\$59,980	\$63,849
Capitalization Rate	5.9%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%
Cash on Cash Return	3.4%	3.9%	4.5%	5.0%	5.6%	6.1%	6.7%	7.3%	8.0%	8.6%
Return on Equity	22.0%	19.7%	18.0%	16.7%	15.6%	14.7%	13.9%	13.3%	12.7%	12.2%

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	-\$298,945	-\$294,910	-\$290,631	-\$286,094	-\$281,283	-\$276,182	-\$270,773	-\$265,038	-\$258,956	-\$252,508
= Equity	\$159,505	\$191,047	\$224,484	\$259,927	\$297,499	\$337,327	\$379,547	\$424,301	\$471,743	\$522,034
Loan-to-Value Ratio	65.2%	60.7%	56.4%	52.4%	48.6%	45.0%	41.6%	38.4%	35.4%	32.6%
Potential Cash-Out Refi	\$44,893	\$69,558	\$95,705	\$123,422	\$152,804	\$183,950	\$216,967	\$251,967	\$289,068	\$328,399

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$159,505	\$191,047	\$224,484	\$259,927	\$297,499	\$337,327	\$379,547	\$424,301	\$471,743	\$522,034
- 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	\$127,414	\$157,030	\$188,426	\$221,706	\$256,984	\$294,382	\$334,024	\$376,048	\$420,594	\$467,816
+ Cumulative Cash Flow	\$5,372	\$11,549	\$18,557	\$26,419	\$35,163	\$44,813	\$55,397	\$66,944	\$79,481	\$93,040
- Initial Cash Invested	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430	-\$157,430
= Net Profit	-\$24,644	\$11,150	\$49,552	\$90,695	\$134,717	\$181,764	\$231,991	\$285,561	\$342,646	\$403,426
Internal Rate of Return	-15.7%	3.5%	9.9%	12.6%	13.9%	14.6%	14.9%	15.0%	15.0%	15.0%
Return on Investment	-15.7%	7.1%	31.5%	57.6%	85.6%	115.5%	147.4%	181.4%	217.6%	256.3%

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