

10 Year Performance Projection

Duplex
Ocala, FL 34472
4 bedrooms 4 bathrooms 2025 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$32,280	\$33,248	\$34,246	\$35,273	\$36,331	\$37,421	\$38,544	\$39,700	\$40,891	\$42,118
Vacancy Losses	-\$2,582	-\$2,660	-\$2,740	-\$2,822	-\$2,907	-\$2,994	-\$3,084	-\$3,176	-\$3,271	-\$3,369
Operating Income	\$29,698	\$30,589	\$31,506	\$32,451	\$33,425	\$34,428	\$35,460	\$36,524	\$37,620	\$38,749

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,998	-\$6,178	-\$6,364	-\$6,555	-\$6,751	-\$6,954	-\$7,163	-\$7,377	-\$7,599	-\$7,827
Insurance	-\$880	-\$906	-\$933	-\$961	-\$990	-\$1,020	-\$1,051	-\$1,082	-\$1,114	-\$1,148
Management Fees	-\$2,376	-\$2,447	-\$2,520	-\$2,596	-\$2,674	-\$2,754	-\$2,837	-\$2,922	-\$3,010	-\$3,100
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	-\$646	-\$665	-\$685	-\$705	-\$727	-\$748	-\$771	-\$794	-\$818	-\$842
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$9,900	-\$10,197	-\$10,503	-\$10,818	-\$11,142	-\$11,476	-\$11,821	-\$12,175	-\$12,541	-\$12,917

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	\$19,798	\$20,392	\$21,004	\$21,634	\$22,283	\$22,951	\$23,640	\$24,349	\$25,079	\$25,832
- Mortgage Payments	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668	-\$16,668
= Cash Flow	\$3,130	\$3,724	\$4,336	\$4,966	\$5,615	\$6,283	\$6,972	\$7,681	\$8,411	\$9,164
+ Principal Reduction	\$5,515	\$5,725	\$5,944	\$6,171	\$6,406	\$6,650	\$6,904	\$7,167	\$7,441	\$7,725
+ Appreciation	\$23,994	\$25,434	\$26,960	\$28,577	\$30,292	\$32,109	\$34,036	\$36,078	\$38,243	\$40,537
= Gross Equity Income	\$32,639	\$34,883	\$37,239	\$39,714	\$42,313	\$45,043	\$47,912	\$50,927	\$54,095	\$57,426
Capitalization Rate	4.7%	4.5%	4.4%	4.3%	4.2%	4.0%	3.9%	3.8%	3.7%	3.6%
Cash on Cash Return	2.5%	3.0%	3.5%	4.0%	4.5%	5.1%	5.6%	6.2%	6.8%	7.4%
Return on Equity	25.2%	21.7%	19.2%	17.4%	16.0%	14.8%	13.9%	13.1%	12.5%	11.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$423,894	\$449,328	\$476,287	\$504,865	\$535,156	\$567,266	\$601,302	\$637,380	\$675,623	\$716,160
- Loan Balance	-\$294,410	-\$288,685	-\$282,741	-\$276,570	-\$270,164	-\$263,514	-\$256,610	-\$249,442	-\$242,001	-\$234,277
= Equity	\$129,484	\$160,643	\$193,546	\$228,294	\$264,992	\$303,752	\$344,692	\$387,937	\$433,621	\$481,883
Loan-to-Value Ratio	69.5%	64.2%	59.4%	54.8%	50.5%	46.5%	42.7%	39.1%	35.8%	32.7%
Potential Cash-Out Refi	\$23,510	\$48,311	\$74,475	\$102,078	\$131,203	\$161,935	\$194,366	\$228,592	\$264,715	\$302,843

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$129,484	\$160,643	\$193,546	\$228,294	\$264,992	\$303,752	\$344,692	\$387,937	\$433,621	\$481,883
- Closing Costs	-\$29,673	-\$31,453	-\$33,340	-\$35,341	-\$37,461	-\$39,709	-\$42,091	-\$44,617	-\$47,294	-\$50,131
= Proceeds After Sale	\$99,811	\$129,190	\$160,206	\$192,954	\$227,531	\$264,043	\$302,601	\$343,321	\$386,328	\$431,752
+ Cumulative Cash Flow	\$3,130	\$6,854	\$11,189	\$16,155	\$21,770	\$28,053	\$35,025	\$42,706	\$51,117	\$60,281
- Approximate Cash Invest	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879	-\$123,879
= Net Profit	-\$20,938	\$12,165	\$47,517	\$85,230	\$125,422	\$168,217	\$213,746	\$262,147	\$313,566	\$368,154
Internal Rate of Return	-16.9%	4.9%	11.7%	14.4%	15.6%	16.1%	16.3%	16.2%	16.1%	15.9%
Return on Investment	-16.9%	9.8%	38.4%	68.8%	101.2%	135.8%	172.5%	211.6%	253.1%	297.2%

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