

10 Year Performance Projection

SFR-Concrete Block  
Ocala, FL 34473  
4 bedrooms 2 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	\$27,180	\$27,995	\$28,835	\$29,700	\$30,591	\$31,509	\$32,454	\$33,428	\$34,431	\$35,464
Vacancy Losses	-\$2,174	-\$2,240	-\$2,307	-\$2,376	-\$2,447	-\$2,521	-\$2,596	-\$2,674	-\$2,754	-\$2,837
Operating Income	\$25,006	\$25,756	\$26,528	\$27,324	\$28,144	\$28,988	\$29,858	\$30,754	\$31,676	\$32,627

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,994	-\$5,143	-\$5,298	-\$5,457	-\$5,620	-\$5,789	-\$5,963	-\$6,141	-\$6,326	-\$6,515
Insurance	-\$732	-\$754	-\$777	-\$800	-\$824	-\$849	-\$875	-\$901	-\$928	-\$956
Management Fees	-\$2,000	-\$2,060	-\$2,122	-\$2,186	-\$2,252	-\$2,319	-\$2,389	-\$2,460	-\$2,534	-\$2,610
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$1,080	-\$1,112	-\$1,146	-\$1,180	-\$1,216	-\$1,252	-\$1,290	-\$1,328	-\$1,368	-\$1,409
Maintenance	-\$544	-\$560	-\$577	-\$594	-\$612	-\$630	-\$649	-\$669	-\$689	-\$709
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$9,350	-\$9,630	-\$9,919	-\$10,217	-\$10,523	-\$10,839	-\$11,164	-\$11,499	-\$11,844	-\$12,200

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	\$15,656	\$16,125	\$16,609	\$17,107	\$17,621	\$18,149	\$18,694	\$19,255	\$19,832	\$20,427
- Mortgage Payments	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875	-\$13,875
= Cash Flow	\$1,780	\$2,250	\$2,734	\$3,232	\$3,745	\$4,274	\$4,818	\$5,379	\$5,957	\$6,552
+ Principal Reduction	\$4,591	\$4,766	\$4,948	\$5,137	\$5,333	\$5,536	\$5,747	\$5,967	\$6,194	\$6,431
+ Appreciation	\$19,974	\$21,172	\$22,443	\$23,789	\$25,217	\$26,730	\$28,334	\$30,034	\$31,836	\$33,746
= Gross Equity Income	\$26,345	\$28,188	\$30,124	\$32,158	\$34,295	\$36,540	\$38,899	\$41,379	\$43,986	\$46,728
Capitalization Rate	4.4%	4.3%	4.2%	4.1%	4.0%	3.8%	3.7%	3.6%	3.5%	3.4%
Cash on Cash Return	1.7%	2.2%	2.7%	3.1%	3.6%	4.1%	4.7%	5.2%	5.8%	6.4%
Return on Equity	24.4%	21.1%	18.7%	16.9%	15.5%	14.5%	13.6%	12.8%	12.2%	11.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$352,874	\$374,046	\$396,489	\$420,279	\$445,495	\$472,225	\$500,559	\$530,592	\$562,428	\$596,173
- Loan Balance	-\$245,084	-\$240,318	-\$235,370	-\$230,233	-\$224,901	-\$219,365	-\$213,617	-\$207,651	-\$201,457	-\$195,026
= Equity	\$107,790	\$133,728	\$161,119	\$190,045	\$220,595	\$252,860	\$286,941	\$322,941	\$360,971	\$401,147
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	\$19,571	\$40,217	\$61,997	\$84,976	\$109,221	\$134,804	\$161,801	\$190,293	\$220,364	\$252,104

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$107,790	\$133,728	\$161,119	\$190,045	\$220,595	\$252,860	\$286,941	\$322,941	\$360,971	\$401,147
- Closing Costs	-\$24,701	-\$26,183	-\$27,754	-\$29,420	-\$31,185	-\$33,056	-\$35,039	-\$37,141	-\$39,370	-\$41,732
= Proceeds After Sale	\$83,089	\$107,545	\$133,365	\$160,626	\$189,410	\$219,805	\$251,902	\$285,800	\$321,601	\$359,415
+ Cumulative Cash Flow	\$1,780	\$4,030	\$6,764	\$9,996	\$13,741	\$18,015	\$22,833	\$28,213	\$34,169	\$40,721
- Approximate Cash Invest	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074	-\$103,074
= Net Profit	-\$18,205	\$8,501	\$37,055	\$67,548	\$100,077	\$134,746	\$171,661	\$210,938	\$252,696	\$297,062
Internal Rate of Return	-17.7%	4.1%	11.0%	13.7%	15.0%	15.5%	15.7%	15.7%	15.5%	15.4%
Return on Investment	-17.7%	8.2%	35.9%	65.5%	97.1%	130.7%	166.5%	204.6%	245.2%	288.2%

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