10 Year Performance Projection

Co-Living Property Mesa, AZ 85203

8 bedrooms 3 bathrooms 1971 year built 2025 year remodeled

Estimated Expenses	Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes Se2,48 Se4,715 Se7,257 Se9,875 Se2,571 Se9,348 Se8,080 Se101,155 Se104,189 Se107,315	Projected Rent	\$89,400	\$92,082	\$94,844	\$97,690	\$100,620	\$103,639	\$106,748	\$109,951	\$113,249	\$116,647
Property Taxes	Vacancy Losses	-\$7,152	-\$7,367	-\$7,588	-\$7,815	-\$8,050	-\$8,291	-\$8,540	-\$8,796	-\$9,060	-\$9,332
Property Taxes	Operating Income	\$82,248	\$84,715	\$87,257	\$89,875	\$92,571	\$95,348	\$98,208	\$101,155	\$104,189	\$107,315
Insurance \$1,989 \$-\$2,049 \$-\$2,110 \$-\$2,173 \$-\$2,239 \$-\$2,306 \$-\$2,375 \$-\$2,446 \$-\$2,520 \$-\$2,585 Management Fees \$-\$13,160 \$-\$13,554 \$-\$13,961 \$-\$14,380 \$-\$14,811 \$-\$15,256 \$-\$15,713 \$-\$16,185 \$-\$16,670 \$-\$17,170 \$-\$20,173 \$-\$2,00 \$-\$0 \$-\$0 \$-\$0 \$-\$0 \$-\$0 \$-\$0 \$-\$0 \$	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees	Property Taxes	-\$1,989	-\$2,049	-\$2,110	-\$2,173	-\$2,239	-\$2,306	-\$2,375	-\$2,446	-\$2,520	-\$2,595
Leasing/Advertising Fees	Insurance	-\$1,989	-\$2,049	-\$2,110	-\$2,173	-\$2,239	-\$2,306	-\$2,375	-\$2,446	-\$2,520	-\$2,595
Association Fees	Management Fees	-\$13,160	-\$13,554	-\$13,961	-\$14,380	-\$14,811	-\$15,256	-\$15,713	-\$16,185	-\$16,670	-\$17,170
Maintenance \$2,682 \$2,762 \$2,845 \$2,931 \$3,109 \$3,109 \$3,202 \$3,299 \$3,397 \$3,499 Other \$9,600 \$9,888 \$10,185 \$10,490 \$10,805 \$11,129 \$11,463 \$11,807 \$12,161 \$12,526 Operating Expenses \$29,420 \$30,302 \$31,211 \$32,148 \$33,112 \$34,105 \$35,129 \$36,182 \$37,268 \$38,386 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 \$52,248 \$34,418 \$32,418 </td <td>Leasing/Advertising Fees</td> <td>-\$0</td>	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other \$9,600 \$9,888 \$10,165 \$10,490 \$10,805 \$11,129 \$11,463 \$11,807 \$12,161 \$12,526 Operating Expenses \$29,420 \$30,302 \$31,211 \$32,148 \$33,112 \$34,105 \$35,129 \$36,882 \$37,268 \$38,886 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 \$52,828 \$54,413 \$56,046 \$57,727 \$59,459 \$61,243 \$63,080 \$64,972 \$66,921 \$68,929 - Mortgage Payments \$32,418 \$32,518 \$34,504 \$66,51 \$61,91 \$68,801	Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Net Operating Expenses	Maintenance	-\$2,682	-\$2,762	-\$2,845	-\$2,931	-\$3,019	-\$3,109	-\$3,202	-\$3,299	-\$3,397	-\$3,499
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$9,600	-\$9,888	-\$10,185	-\$10,490	-\$10,805	-\$11,129	-\$11,463	-\$11,807	-\$12,161	-\$12,526
Net Operating Income \$52,828 \$54,413 \$56,046 \$57,727 \$59,459 \$61,243 \$63,080 \$64,972 \$66,921 \$68,929 - Mortgage Payments \$32,418 \$32	Operating Expenses	-\$29,420	-\$30,302	-\$31,211	-\$32,148	-\$33,112	-\$34,105	-\$35,129	-\$36,182	-\$37,268	-\$38,386
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
E Cash Flow \$20,411 \$21,996 \$23,628 \$25,309 \$27,041 \$28,825 \$30,662 \$32,555 \$34,504 \$36,511 + Principal Reduction \$5,141 \$5,472 \$5,824 \$6,199 \$6,597 \$7,022 \$7,473 \$7,954 \$8,466 \$9,010 + Appreciation \$35,100 \$37,206 \$39,438 \$41,805 \$44,313 \$46,972 \$49,790 \$52,777 \$55,944 \$59,301 Gross Equity Income \$60,652 \$64,674 \$68,890 \$73,313 \$77,951 \$82,818 \$87,925 \$93,286 \$98,913 \$104,822 Capitalization Rate 8.5% 8.3% 8.0% 7.8% 7.6% 7.4% 7.2% 7.0% 6.8% 6.6% Cash on Cash Return 12.2% 13.2% 14.2% 15.2% 16.2% 17.3% 18.4% 19.5% 20.7% 21.9% Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% <	Net Operating Income	\$52,828	\$54,413	\$56,046	\$57,727	\$59,459	\$61,243	\$63,080	\$64,972	\$66,921	\$68,929
+ Principal Reduction \$5,141 \$5,472 \$5,824 \$6,199 \$6,597 \$7,022 \$7,473 \$7,954 \$8,466 \$9,010 + Appreciation \$35,100 \$37,206 \$39,438 \$41,805 \$44,313 \$46,972 \$49,790 \$52,777 \$55,944 \$59,301 = Gross Equity Income \$60,652 \$64,674 \$68,890 \$73,313 \$77,951 \$82,818 \$67,925 \$93,286 \$98,913 \$104,822 Capitalization Rate 8.5% 8.3% 8.0% 7.8% 7.6% 7.4% 7.2% 7.0% 6.8% 6.6% Cash on Cash Return 12.2% 13.2% 14.2% 15.2% 16.2% 17.3% 18.4% 19.5% 20.7% 21.9% Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance \$433,609 \$428,137 \$422,313 \$416,114 \$409,517 \$402,496 \$395,022 \$387,068 \$378,603 \$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio \$69.9% \$65.1% \$60.6% \$56.3% \$2.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs \$43,407 \$46,011 \$48,772 \$51,698 \$54,800 \$58,088 \$61,574 \$56,268 \$69,184 \$73,335 \$90,000 \$10,000	- Mortgage Payments	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418	-\$32,418
+ Appreciation \$35,100 \$37,206 \$39,438 \$41,805 \$44,313 \$46,972 \$49,790 \$52,777 \$55,944 \$59,301 = Gross Equity Income \$60,652 \$64,674 \$68,890 \$73,313 \$77,951 \$82,818 \$87,925 \$93,286 \$98,913 \$104,822 Capitalization Rate 8.5% 8.3% 8.0% 7.8% 7.6% 7.4% 7.2% 7.0% 6.8% 6.6% Cash on Cash Return 12.2% 13.2% 14.2% 15.2% 16.2% 17.3% 18.4% 19.5% 20.7% 21.9% Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance \$433,609 \$428,137 \$422,313 \$416,114 \$409,517 \$402,496 \$395,022 \$387,068 \$378,603 \$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 \$316,401 \$44,406 \$409,517 \$402,496 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053	= Cash Flow	\$20,411	\$21,996	\$23,628	\$25,309	\$27,041	\$28,825	\$30,662	\$32,555	\$34,504	\$36,511
### ##################################	+ Principal Reduction	\$5,141	\$5,472	\$5,824	\$6,199	\$6,597	\$7,022	\$7,473	\$7,954	\$8,466	\$9,010
Capitalization Rate 8.5% 8.3% 8.0% 7.8% 7.6% 7.4% 7.2% 7.0% 6.8% 6.6% Cash on Cash Return 12.2% 13.2% 14.2% 15.2% 16.2% 17.3% 18.4% 19.5% 20.7% 21.9% Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 \$1.00 \$1.00 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 \$1.00 \$1.0	+ Appreciation	\$35,100	\$37,206	\$39,438	\$41,805	\$44,313	\$46,972	\$49,790	\$52,777	\$55,944	\$59,301
Cash on Cash Return 12.2% 13.2% 14.2% 15.2% 16.2% 17.3% 18.4% 19.5% 20.7% 21.9% Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance -\$433,609 -\$428,137 -\$422,313 -\$416,114 -\$409,517 -\$402,496 -\$395,022 -\$387,068 -\$378,603 -\$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3%	= Gross Equity Income	\$60,652	\$64,674	\$68,890	\$73,313	\$77,951	\$82,818	\$87,925	\$93,286	\$98,913	\$104,822
Return on Equity 32.5% 28.2% 25.1% 22.7% 20.9% 19.4% 18.1% 17.1% 16.2% 15.5% Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance -\$433,609 -\$428,137 -\$422,313 -\$416,114 -\$409,517 -\$402,496 -\$395,022 -\$387,068 -\$378,603 -\$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$45	Capitalization Rate	8.5%	8.3%	8.0%	7.8%	7.6%	7.4%	7.2%	7.0%	6.8%	6.6%
Loan Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance -\$433,609 -\$428,137 -\$422,313 -\$416,114 -\$409,517 -\$402,496 -\$395,022 -\$387,068 -\$378,603 -\$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Ye	Cash on Cash Return	12.2%	13.2%	14.2%	15.2%	16.2%	17.3%	18.4%	19.5%	20.7%	21.9%
Market Value \$620,100 \$657,306 \$696,744 \$738,549 \$782,862 \$829,834 \$879,624 \$932,401 \$988,345 \$1,047,646 - Loan Balance \$433,609 \$428,137 \$422,313 \$416,114 \$409,517 \$402,496 \$395,022 \$387,068 \$378,603 \$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 \$Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 \$	Return on Equity	32.5%	28.2%	25.1%	22.7%	20.9%	19.4%	18.1%	17.1%	16.2%	15.5%
- Loan Balance -\$433,609 -\$428,137 -\$422,313 -\$416,114 -\$409,517 -\$402,496 -\$395,022 -\$387,068 -\$378,603 -\$369,593 = Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$16	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 \$10,000 \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 \$10,000 \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 \$10,000	Market Value	\$620,100	\$657,306	\$696,744	\$738,549	\$782,862	\$829,834	\$879,624	\$932,401	\$988,345	\$1,047,646
Loan-to-Value Ratio 69.9% 65.1% 60.6% 56.3% 52.3% 48.5% 44.9% 41.5% 38.3% 35.3% Potential Cash-Out Refi \$124,481 \$163,439 \$204,757 \$248,580 \$295,059 \$344,355 \$396,639 \$452,093 \$510,908 \$573,288 Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$1	- Loan Balance	-\$433,609	-\$428,137	-\$422,313	-\$416,114	-\$409,517	-\$402,496	-\$395,022	-\$387,068	-\$378,603	-\$369,593
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725	= Equity	\$186,491	\$229,169	\$274,431	\$322,435	\$373,345	\$427,338	\$484,601	\$545,333	\$609,742	\$678,053
Sale Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725	Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.3%	48.5%	44.9%	41.5%	38.3%	35.3%
Equity \$186,491 \$229,169 \$274,431 \$322,435 \$373,345 \$427,338 \$484,601 \$545,333 \$609,742 \$678,053 - Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$166,	Potential Cash-Out Refi	\$124,481	\$163,439	\$204,757	\$248,580	\$295,059	\$344,355	\$396,639	\$452,093	\$510,908	\$573,288
- Closing Costs -\$43,407 -\$46,011 -\$48,772 -\$51,698 -\$54,800 -\$58,088 -\$61,574 -\$65,268 -\$69,184 -\$73,335 = Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 = Net Profit	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Proceeds After Sale \$143,084 \$183,158 \$225,659 \$270,736 \$318,545 \$369,250 \$423,028 \$480,065 \$540,558 \$604,718 + Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 -\$166,725 Internal Rate of Return -1.9% 17.2% 22.6% 24.4% 24.9% 24.9% 24.9% 24.7% 24.4% 24.0% 23.6%	Equity	\$186,491	\$229,169	\$274,431	\$322,435	\$373,345	\$427,338	\$484,601	\$545,333	\$609,742	\$678,053
+ Cumulative Cash Flow \$20,411 \$42,406 \$66,034 \$91,344 \$118,385 \$147,210 \$177,872 \$210,427 \$244,931 \$281,442 - Approximate Cash Invest -\$166,725 -	- Closing Costs	-\$43,407	-\$46,011	-\$48,772	-\$51,698	-\$54,800	-\$58,088	-\$61,574	-\$65,268	-\$69,184	-\$73,335
- Approximate Cash Invest -\$166,725	= Proceeds After Sale	\$143,084	\$183,158	\$225,659	\$270,736	\$318,545	\$369,250	\$423,028	\$480,065	\$540,558	\$604,718
= Net Profit -\$3,230 \$58,839 \$124,969 \$195,355 \$270,205 \$349,735 \$434,175 \$523,767 \$618,764 \$719,435 Internal Rate of Return -1.9% 17.2% 22.6% 24.4% 24.9% 24.9% 24.7% 24.4% 24.0% 23.6%	+ Cumulative Cash Flow	\$20,411	\$42,406	\$66,034	\$91,344	\$118,385	\$147,210	\$177,872	\$210,427	\$244,931	\$281,442
Internal Rate of Return -1.9% 17.2% 22.6% 24.4% 24.9% 24.9% 24.7% 24.4% 24.0% 23.6%	- Approximate Cash Invest	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725	-\$166,725
	= Net Profit	-\$3,230	\$58,839	\$124,969	\$195,355	\$270,205	\$349,735	\$434,175	\$523,767	\$618,764	\$719,435
Return on Investment -1.9% 35.3% 75.0% 117.2% 162.1% 209.8% 260.4% 314.2% 371.1% 431.5%	Internal Rate of Return	-1.9%	17.2%	22.6%	24.4%	24.9%	24.9%	24.7%	24.4%	24.0%	23.6%
	Return on Investment	-1.9%	35.3%	75.0%	117.2%	162.1%	209.8%	260.4%	314.2%	371.1%	431.5%

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

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