Ten Year Performance Projection

28 padsplit
Georgia
8bd | 3ba | Built: 1962 | Remodeled: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$88,392	$91,044	$93,775	$96,588	$99,486	$102,471	$105,545	$108,711	$111,972	$115,332
Vacancy Losses	-$8,839	-$9,104	-$9,378	-$9,659	-$9,949	-$10,247	-$10,554	-$10,871	-$11,197	-$11,533
Operating Income	**$79,553**	**$81,939**	**$84,398**	**$86,929**	**$89,537**	**$92,223**	**$94,990**	**$97,840**	**$100,775**	**$103,798**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$6,107	-$6,321	-$6,542	-$6,771	-$7,008	-$7,253	-$7,507	-$7,770	-$8,042	-$8,323
Insurance	-$2,443	-$2,528	-$2,617	-$2,708	-$2,803	-$2,901	-$3,003	-$3,108	-$3,217	-$3,329
Management Fees	-$15,115	-$15,568	-$16,036	-$16,517	-$17,012	-$17,522	-$18,048	-$18,590	-$19,147	-$19,722
Leasing/Advertising Fees	-$2,500	-$2,588	-$2,678	-$2,772	-$2,869	-$2,969	-$3,073	-$3,181	-$3,292	-$3,407
Association Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Maintenance	-$3,536	-$3,659	-$3,788	-$3,920	-$4,057	-$4,199	-$4,346	-$4,498	-$4,656	-$4,819
Other	-$12,600	-$13,041	-$13,497	-$13,970	-$14,459	-$14,965	-$15,489	-$16,031	-$16,592	-$17,173
Operating Expenses	**-$42,301**	**-$43,705**	**-$45,157**	**-$46,658**	**-$48,208**	**-$49,810**	**-$51,466**	**-$53,177**	**-$54,945**	**-$56,773**

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	**$37,252**	**$38,234**	**$39,240**	**$40,272**	**$41,329**	**$42,413**	**$43,524**	**$44,663**	**$45,830**	**$47,026**
- Mortgage Payments	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999	-$22,999
= Cash Flow	**$14,253**	**$15,235**	**$16,241**	**$17,273**	**$18,330**	**$19,414**	**$20,525**	**$21,663**	**$22,830**	**$24,026**
+ Principal Reduction	$3,149	$3,369	$3,603	$3,854	$4,122	$4,409	$4,716	$5,045	$5,396	$5,772
+ Appreciation	$23,640	$25,058	$26,562	$28,156	$29,845	$31,636	$33,534	$35,546	$37,679	$39,939
= Gross Equity Income	**$41,042**	**$43,662**	**$46,406**	**$49,282**	**$52,297**	**$55,459**	**$58,775**	**$62,254**	**$65,905**	**$69,737**
Capitalization Rate	8.9%	8.6%	8.4%	8.1%	7.8%	7.6%	7.3%	7.1%	6.9%	6.7%
Cash on Cash Return	12.7%	13.6%	14.5%	15.4%	16.3%	17.3%	18.3%	19.3%	20.3%	21.4%
Return on Equity	32.8%	28.4%	25.2%	22.8%	20.9%	19.4%	18.1%	17.1%	16.2%	15.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$417,640	$442,698	$469,260	$497,416	$527,261	$558,897	$592,430	$627,976	$665,655	$705,594
- Loan Balance	-$292,351	-$288,982	-$285,379	-$281,525	-$277,402	-$272,993	-$268,277	-$263,232	-$257,836	-$252,064
= Equity	**$125,289**	**$153,716**	**$183,881**	**$215,891**	**$249,858**	**$285,903**	**$324,154**	**$364,744**	**$407,819**	**$453,530**
Loan-to-Value Ratio	70.0%	65.3%	60.8%	56.6%	52.6%	48.8%	45.3%	41.9%	38.7%	35.7%
Potential Cash-Out Refi	$83,525	$109,446	$136,955	$166,149	$197,132	$230,014	$264,911	$301,947	$341,253	$382,971

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$125,289	$153,716	$183,881	$215,891	$249,858	$285,903	$324,154	$364,744	$407,819	$453,530
- Closing Costs	-$29,235	-$30,989	-$32,848	-$34,819	-$36,908	-$39,123	-$41,470	-$43,958	-$46,596	-$49,392
= Proceeds After Sale	**$96,055**	**$122,727**	**$151,033**	**$181,072**	**$212,950**	**$246,781**	**$282,684**	**$320,786**	**$361,223**	**$404,138**
+ Cumulative Cash Flow	$14,253	$29,488	$45,729	$63,001	$81,331	$100,745	$121,270	$142,933	$165,764	$189,790
- Approximate Cash Invest	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290	-$112,290
= Net Profit	**-$1,983**	**$39,925**	**$84,472**	**$131,783**	**$181,991**	**$235,236**	**$291,663**	**$351,429**	**$414,697**	**$481,639**
Internal Rate of Return	-1.8%	17.4%	22.7%	24.5%	25.0%	25.0%	24.8%	24.4%	24.1%	23.7%
Return on Investment	-1.8%	35.6%	75.2%	117.4%	162.1%	209.5%	259.7%	313.0%	369.3%	428.9%

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