Ten Year Performance Projection

New Fully Leased 3/2 Duplex in Lawton!!
Oklahoma
6bd | 4ba | Built: 2025

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$31,920	$32,878	$33,864	$34,880	$35,926	$37,004	$38,114	$39,258	$40,435	$41,648
Vacancy Losses	-$2,554	-$2,630	-$2,709	-$2,790	-$2,874	-$2,960	-$3,049	-$3,141	-$3,235	-$3,332
Operating Income	**$29,366**	**$30,247**	**$31,155**	**$32,089**	**$33,052**	**$34,044**	**$35,065**	**$36,117**	**$37,200**	**$38,316**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$4,362	-$4,515	-$4,673	-$4,836	-$5,005	-$5,181	-$5,362	-$5,550	-$5,744	-$5,945
Insurance	-$1,309	-$1,354	-$1,402	-$1,451	-$1,502	-$1,554	-$1,609	-$1,665	-$1,723	-$1,783
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	-$638	-$661	-$684	-$708	-$733	-$758	-$785	-$812	-$841	-$870
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$6,309**	**-$6,530**	**-$6,758**	**-$6,995**	**-$7,240**	**-$7,493**	**-$7,755**	**-$8,027**	**-$8,308**	**-$8,599**

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	**$23,057**	**$23,718**	**$24,396**	**$25,095**	**$25,812**	**$26,551**	**$27,310**	**$28,090**	**$28,893**	**$29,718**
- Mortgage Payments	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678	-$20,678
= Cash Flow	**$2,379**	**$3,039**	**$3,718**	**$4,416**	**$5,134**	**$5,872**	**$6,631**	**$7,412**	**$8,215**	**$9,040**
+ Principal Reduction	$3,047	$3,251	$3,469	$3,701	$3,949	$4,214	$4,496	$4,797	$5,118	$5,461
+ Appreciation	$21,810	$23,119	$24,506	$25,976	$27,535	$29,187	$30,938	$32,794	$34,762	$36,848
= Gross Equity Income	**$27,236**	**$29,409**	**$31,693**	**$34,094**	**$36,618**	**$39,273**	**$42,065**	**$45,003**	**$48,095**	**$51,349**
Capitalization Rate	6.0%	5.8%	5.6%	5.5%	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%
Cash on Cash Return	2.2%	2.8%	3.4%	4.0%	4.7%	5.4%	6.1%	6.8%	7.5%	8.3%
Return on Equity	23.5%	20.7%	18.6%	17.1%	15.8%	14.8%	14.0%	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	$385,310	$408,429	$432,934	$458,910	$486,445	$515,632	$546,570	$579,364	$614,126	$650,973
- Loan Balance	-$269,578	-$266,326	-$262,857	-$259,156	-$255,207	-$250,993	-$246,497	-$241,700	-$236,581	-$231,120
= Equity	**$115,732**	**$142,102**	**$170,077**	**$199,754**	**$231,238**	**$264,639**	**$300,073**	**$337,664**	**$377,544**	**$419,853**
Loan-to-Value Ratio	70.0%	65.2%	60.7%	56.5%	52.5%	48.7%	45.1%	41.7%	38.5%	35.5%
Potential Cash-Out Refi	$19,405	$39,995	$61,843	$85,027	$109,627	$135,731	$163,430	$192,823	$224,013	$257,110

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$115,732	$142,102	$170,077	$199,754	$231,238	$264,639	$300,073	$337,664	$377,544	$419,853
- Closing Costs	-$26,972	-$28,590	-$30,305	-$32,124	-$34,051	-$36,094	-$38,260	-$40,555	-$42,989	-$45,568
= Proceeds After Sale	**$88,761**	**$113,512**	**$139,772**	**$167,631**	**$197,187**	**$228,545**	**$261,813**	**$297,109**	**$334,556**	**$374,285**
+ Cumulative Cash Flow	$2,379	$5,419	$9,137	$13,553	$18,688	$24,560	$31,192	$38,604	$46,818	$55,858
- Approximate Cash Invest	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050	-$109,050
= Net Profit	**-$17,910**	**$9,881**	**$39,859**	**$72,134**	**$106,825**	**$144,055**	**$183,955**	**$226,662**	**$272,324**	**$321,093**
Internal Rate of Return	-16.4%	4.5%	11.2%	13.9%	15.2%	15.8%	16.0%	16.0%	16.0%	15.8%
Return on Investment	-16.4%	9.1%	36.6%	66.1%	98.0%	132.1%	168.7%	207.9%	249.7%	294.4%

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