Ten Year Performance Projection

New Lawton Construction Duplex
Oklahoma
6bd | 4ba | Built: 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	$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	-$4,296	-$4,446	-$4,602	-$4,763	-$4,930	-$5,102	-$5,281	-$5,466	-$5,657	-$5,855
Insurance	-$1,289	-$1,334	-$1,381	-$1,429	-$1,479	-$1,531	-$1,584	-$1,640	-$1,697	-$1,757
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	**-$6,223**	**-$6,441**	**-$6,666**	**-$6,900**	**-$7,141**	**-$7,391**	**-$7,650**	**-$7,918**	**-$8,195**	**-$8,482**

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	**$23,143**	**$23,806**	**$24,488**	**$25,190**	**$25,911**	**$26,652**	**$27,415**	**$28,199**	**$29,006**	**$29,835**
- Mortgage Payments	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365	-$20,365
= Cash Flow	**$2,778**	**$3,441**	**$4,123**	**$4,824**	**$5,546**	**$6,287**	**$7,050**	**$7,834**	**$8,641**	**$9,470**
+ Principal Reduction	$3,001	$3,202	$3,416	$3,645	$3,889	$4,150	$4,428	$4,724	$5,041	$5,378
+ Appreciation	$21,480	$22,769	$24,135	$25,583	$27,118	$28,745	$30,470	$32,298	$34,236	$36,290
= Gross Equity Income	**$27,259**	**$29,412**	**$31,675**	**$34,053**	**$36,553**	**$39,182**	**$41,948**	**$44,856**	**$47,917**	**$51,138**
Capitalization Rate	6.1%	5.9%	5.7%	5.6%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%
Cash on Cash Return	2.6%	3.2%	3.8%	4.5%	5.2%	5.9%	6.6%	7.3%	8.0%	8.8%
Return on Equity	23.9%	21.0%	18.9%	17.3%	16.1%	15.0%	14.2%	13.5%	12.9%	12.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$379,480	$402,249	$426,384	$451,967	$479,085	$507,830	$538,300	$570,598	$604,833	$641,123
- Loan Balance	-$265,499	-$262,297	-$258,880	-$255,235	-$251,346	-$247,196	-$242,768	-$238,044	-$233,003	-$227,624
= Equity	**$113,981**	**$139,952**	**$167,503**	**$196,732**	**$227,739**	**$260,634**	**$295,532**	**$332,554**	**$371,831**	**$413,499**
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	$19,111	$39,390	$60,907	$83,740	$107,968	$133,677	$160,957	$189,905	$220,622	$253,218

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$113,981	$139,952	$167,503	$196,732	$227,739	$260,634	$295,532	$332,554	$371,831	$413,499
- Closing Costs	-$26,564	-$28,157	-$29,847	-$31,638	-$33,536	-$35,548	-$37,681	-$39,942	-$42,338	-$44,879
= Proceeds After Sale	**$87,417**	**$111,794**	**$137,656**	**$165,094**	**$194,203**	**$225,086**	**$257,851**	**$292,612**	**$329,492**	**$368,620**
+ Cumulative Cash Flow	$2,778	$6,219	$10,342	$15,167	$20,713	$27,000	$34,050	$41,884	$50,524	$59,994
- Approximate Cash Invest	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400	-$107,400
= Net Profit	**-$17,205**	**$10,614**	**$40,599**	**$72,861**	**$107,516**	**$144,686**	**$184,500**	**$227,096**	**$272,617**	**$321,215**
Internal Rate of Return	-16.0%	4.9%	11.5%	14.3%	15.5%	16.1%	16.3%	16.3%	16.2%	16.1%
Return on Investment	-16.0%	9.9%	37.8%	67.8%	100.1%	134.7%	171.8%	211.4%	253.8%	299.1%

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