Ten Year Performance Projection

Cash Flow Property
Indiana
3bd | 2ba | 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	$34,200	$35,568	$36,991	$38,470	$40,009	$41,610	$43,274	$45,005	$46,805	$48,677
Vacancy Losses	-$2,736	-$2,845	-$2,959	-$3,078	-$3,201	-$3,329	-$3,462	-$3,600	-$3,744	-$3,894
Operating Income	**$31,464**	**$32,723**	**$34,031**	**$35,393**	**$36,808**	**$38,281**	**$39,812**	**$41,404**	**$43,061**	**$44,783**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$7,000	-$7,245	-$7,498	-$7,761	-$8,032	-$8,314	-$8,605	-$8,906	-$9,217	-$9,540
Insurance	-$1,050	-$1,087	-$1,125	-$1,164	-$1,205	-$1,247	-$1,291	-$1,336	-$1,383	-$1,431
Management Fees	-$780	-$811	-$844	-$877	-$912	-$949	-$987	-$1,026	-$1,067	-$1,110
Leasing/Advertising Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Association Fees	-$360	-$373	-$386	-$399	-$413	-$428	-$443	-$458	-$474	-$491
Maintenance	-$684	-$708	-$733	-$758	-$785	-$812	-$841	-$870	-$901	-$932
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$9,874**	**-$10,223**	**-$10,585**	**-$10,960**	**-$11,348**	**-$11,750**	**-$12,166**	**-$12,596**	**-$13,042**	**-$13,504**

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	**$21,590**	**$22,499**	**$23,446**	**$24,433**	**$25,461**	**$26,531**	**$27,646**	**$28,808**	**$30,018**	**$31,279**
- Mortgage Payments	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885	-$17,885
= Cash Flow	**$3,705**	**$4,615**	**$5,562**	**$6,548**	**$7,576**	**$8,646**	**$9,762**	**$10,923**	**$12,134**	**$13,394**
+ Principal Reduction	$3,536	$3,735	$3,946	$4,169	$4,404	$4,652	$4,915	$5,192	$5,485	$5,794
+ Appreciation	$17,500	$18,374	$19,293	$20,258	$21,271	$22,334	$23,451	$24,624	$25,855	$27,147
= Gross Equity Income	**$24,741**	**$26,724**	**$28,801**	**$30,975**	**$33,250**	**$35,633**	**$38,127**	**$40,739**	**$43,473**	**$46,336**
Capitalization Rate	5.9%	5.8%	5.8%	5.7%	5.7%	5.7%	5.6%	5.6%	5.5%	5.5%
Cash on Cash Return	3.6%	4.5%	5.4%	6.4%	7.4%	8.4%	9.5%	10.6%	11.8%	13.0%
Return on Equity	22.8%	20.5%	18.7%	17.4%	16.3%	15.4%	14.7%	14.1%	13.6%	13.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$367,490	$385,864	$405,157	$425,415	$446,686	$469,020	$492,471	$517,095	$542,949	$570,097
- Loan Balance	-$258,957	-$255,221	-$251,275	-$247,106	-$242,702	-$238,050	-$233,135	-$227,943	-$222,459	-$216,664
= Equity	**$108,533**	**$130,643**	**$153,882**	**$178,309**	**$203,983**	**$230,970**	**$259,336**	**$289,151**	**$320,491**	**$353,432**
Loan-to-Value Ratio	70.5%	66.1%	62.0%	58.1%	54.3%	50.8%	47.3%	44.1%	41.0%	38.0%
Potential Cash-Out Refi	$16,661	$34,177	$52,593	$71,955	$92,312	$113,715	$136,218	$159,878	$184,753	$210,908

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$108,533	$130,643	$153,882	$178,309	$203,983	$230,970	$259,336	$289,151	$320,491	$353,432
- Closing Costs	-$25,724	-$27,010	-$28,361	-$29,779	-$31,268	-$32,831	-$34,473	-$36,197	-$38,006	-$39,907
= Proceeds After Sale	**$82,809**	**$103,632**	**$125,521**	**$148,530**	**$172,715**	**$198,139**	**$224,863**	**$252,955**	**$282,484**	**$313,526**
+ Cumulative Cash Flow	$3,705	$8,320	$13,881	$20,430	$28,005	$36,652	$46,414	$57,337	$69,471	$82,865
- Approximate Cash Invest	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997	-$102,997
= Net Profit	**-$16,483**	**$8,955**	**$36,405**	**$65,962**	**$97,724**	**$131,793**	**$168,279**	**$207,294**	**$248,958**	**$293,393**
Internal Rate of Return	-16.0%	4.3%	11.0%	13.8%	15.2%	15.9%	16.2%	16.3%	16.3%	16.3%
Return on Investment	-16.0%	8.7%	35.3%	64.0%	94.9%	128.0%	163.4%	201.3%	241.7%	284.9%

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