

Ten Year Performance Projection

Pre Leased Duplex  
Arkansas  
3bd | 2ba | Built: 2021

| Projected Income | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Projected Rent   | \$37,080 | \$38,192 | \$39,338 | \$40,518 | \$41,734 | \$42,986 | \$44,275 | \$45,604 | \$46,972 | \$48,381 |
| Vacancy Losses   | -\$2,966 | -\$3,055 | -\$3,147 | -\$3,241 | -\$3,339 | -\$3,439 | -\$3,542 | -\$3,648 | -\$3,758 | -\$3,870 |
| Operating Income | \$34,114 | \$35,137 | \$36,191 | \$37,277 | \$38,395 | \$39,547 | \$40,733 | \$41,955 | \$43,214 | \$44,511 |

| Estimated Expenses       | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|--------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Property Taxes           | -\$3,279 | -\$3,394 | -\$3,513 | -\$3,636 | -\$3,763 | -\$3,895 | -\$4,031 | -\$4,172 | -\$4,318 | -\$4,469 |
| Insurance                | -\$1,600 | -\$1,656 | -\$1,714 | -\$1,774 | -\$1,836 | -\$1,900 | -\$1,966 | -\$2,035 | -\$2,106 | -\$2,180 |
| 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              | -\$1,854 | -\$1,919 | -\$1,986 | -\$2,056 | -\$2,128 | -\$2,202 | -\$2,279 | -\$2,359 | -\$2,441 | -\$2,527 |
| Other                    | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     |
| Operating Expenses       | -\$6,733 | -\$6,968 | -\$7,212 | -\$7,465 | -\$7,726 | -\$7,996 | -\$8,276 | -\$8,566 | -\$8,866 | -\$9,176 |

| 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  | \$27,381  | \$28,169  | \$28,979  | \$29,812  | \$30,669  | \$31,551  | \$32,457  | \$33,389  | \$34,348  | \$35,334  |
| - Mortgage Payments   | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 | -\$21,578 |
| = Cash Flow           | \$5,802   | \$6,590   | \$7,400   | \$8,234   | \$9,091   | \$9,972   | \$10,879  | \$11,811  | \$12,770  | \$13,756  |
| + Principal Reduction | \$3,683   | \$3,910   | \$4,151   | \$4,407   | \$4,679   | \$4,968   | \$5,274   | \$5,600   | \$5,945   | \$6,312   |
| + Appreciation        | \$23,994  | \$25,434  | \$26,960  | \$28,577  | \$30,292  | \$32,109  | \$34,036  | \$36,078  | \$38,243  | \$40,537  |
| = Gross Equity Income | \$33,479  | \$35,934  | \$38,511  | \$41,218  | \$44,062  | \$47,050  | \$50,189  | \$53,489  | \$56,958  | \$60,605  |
| Capitalization Rate   | 6.5%      | 6.3%      | 6.1%      | 5.9%      | 5.7%      | 5.6%      | 5.4%      | 5.2%      | 5.1%      | 4.9%      |
| Cash on Cash Return   | 5.0%      | 5.7%      | 6.4%      | 7.1%      | 7.8%      | 8.6%      | 9.4%      | 10.2%     | 11.0%     | 11.9%     |
| Return on Equity      | 26.2%     | 22.9%     | 20.5%     | 18.6%     | 17.2%     | 16.1%     | 15.1%     | 14.3%     | 13.6%     | 13.0%     |

| Loan Analysis           | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10    |
|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Market Value            | \$423,894  | \$449,328  | \$476,287  | \$504,865  | \$535,156  | \$567,266  | \$601,302  | \$637,380  | \$675,623  | \$716,160  |
| - Loan Balance          | -\$296,242 | -\$292,332 | -\$288,180 | -\$283,773 | -\$279,093 | -\$274,126 | -\$268,851 | -\$263,252 | -\$257,307 | -\$250,995 |
| = Equity                | \$127,652  | \$156,996  | \$188,107  | \$221,092  | \$256,063  | \$293,140  | \$332,451  | \$374,128  | \$418,316  | \$465,165  |
| Loan-to-Value Ratio     | 69.9%      | 65.1%      | 60.5%      | 56.2%      | 52.2%      | 48.3%      | 44.7%      | 41.3%      | 38.1%      | 35.0%      |
| Potential Cash-Out Refi | \$42,873   | \$67,130   | \$92,850   | \$120,119  | \$149,032  | \$179,687  | \$212,190  | \$246,652  | \$283,192  | \$321,933  |

| Sale Analysis             | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10    |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Equity                    | \$127,652  | \$156,996  | \$188,107  | \$221,092  | \$256,063  | \$293,140  | \$332,451  | \$374,128  | \$418,316  | \$465,165  |
| - Closing Costs           | -\$21,195  | -\$22,466  | -\$23,814  | -\$25,243  | -\$26,758  | -\$28,363  | -\$30,065  | -\$31,869  | -\$33,781  | -\$35,808  |
| = Proceeds After Sale     | \$106,457  | \$134,530  | \$164,293  | \$195,849  | \$229,305  | \$264,777  | \$302,385  | \$342,259  | \$384,535  | \$429,357  |
| + Cumulative Cash Flow    | \$5,802    | \$12,393   | \$19,793   | \$28,027   | \$37,117   | \$47,090   | \$57,968   | \$69,779   | \$82,549   | \$96,305   |
| - Approximate Cash Invest | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 | -\$115,971 |
| = Net Profit              | -\$3,711   | \$30,951   | \$68,115   | \$107,904  | \$150,452  | \$195,896  | \$244,383  | \$296,068  | \$351,113  | \$409,691  |
| Internal Rate of Return   | -3.2%      | 12.8%      | 17.4%      | 18.9%      | 19.4%      | 19.5%      | 19.3%      | 19.1%      | 18.8%      | 18.5%      |
| Return on Investment      | -3.2%      | 26.7%      | 58.7%      | 93.0%      | 129.7%     | 168.9%     | 210.7%     | 255.3%     | 302.8%     | 353.3%     |

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