Ten Year Performance Projection

BEAUTIFUL NEW CONSTRUCTION HOME
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	$34,800	$35,844	$36,919	$38,027	$39,168	$40,343	$41,553	$42,800	$44,084	$45,406
Vacancy Losses	-$2,784	-$2,868	-$2,954	-$3,042	-$3,133	-$3,227	-$3,324	-$3,424	-$3,527	-$3,632
Operating Income	**$32,016**	**$32,976**	**$33,966**	**$34,985**	**$36,034**	**$37,115**	**$38,229**	**$39,376**	**$40,557**	**$41,774**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$1,882	-$1,947	-$2,016	-$2,086	-$2,159	-$2,235	-$2,313	-$2,394	-$2,478	-$2,564
Insurance	-$960	-$994	-$1,028	-$1,064	-$1,102	-$1,140	-$1,180	-$1,221	-$1,264	-$1,308
Management Fees	-$1,032	-$1,063	-$1,095	-$1,128	-$1,162	-$1,196	-$1,232	-$1,269	-$1,307	-$1,347
Leasing/Advertising Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Association Fees	-$1,332	-$1,379	-$1,427	-$1,477	-$1,529	-$1,582	-$1,637	-$1,695	-$1,754	-$1,815
Maintenance	-$696	-$720	-$746	-$772	-$799	-$827	-$856	-$886	-$916	-$949
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,902**	**-$6,103**	**-$6,311**	**-$6,527**	**-$6,749**	**-$6,980**	**-$7,218**	**-$7,465**	**-$7,720**	**-$7,983**

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	**$26,114**	**$26,874**	**$27,655**	**$28,458**	**$29,285**	**$30,135**	**$31,011**	**$31,911**	**$32,837**	**$33,790**
- Mortgage Payments	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387	-$20,387
= Cash Flow	**$5,727**	**$6,486**	**$7,267**	**$8,071**	**$8,897**	**$9,748**	**$10,623**	**$11,524**	**$12,450**	**$13,403**
+ Principal Reduction	$3,004	$3,206	$3,420	$3,649	$3,894	$4,154	$4,433	$4,729	$5,046	$5,384
+ Appreciation	$23,039	$24,422	$25,887	$27,440	$29,087	$30,832	$32,682	$34,643	$36,721	$38,925
= Gross Equity Income	**$31,771**	**$34,113**	**$36,574**	**$39,160**	**$41,878**	**$44,734**	**$47,738**	**$50,896**	**$54,218**	**$57,712**
Capitalization Rate	6.4%	6.2%	6.0%	5.9%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%
Cash on Cash Return	4.7%	5.3%	6.0%	6.6%	7.3%	8.0%	8.7%	9.5%	10.2%	11.0%
Return on Equity	22.5%	20.2%	18.5%	17.1%	16.0%	15.1%	14.3%	13.6%	13.0%	12.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$407,029	$431,451	$457,338	$484,779	$513,865	$544,697	$577,379	$612,022	$648,743	$687,668
- Loan Balance	-$265,789	-$262,583	-$259,163	-$255,514	-$251,620	-$247,466	-$243,033	-$238,304	-$233,257	-$227,873
= Equity	**$141,241**	**$168,868**	**$198,175**	**$229,265**	**$262,245**	**$297,232**	**$334,346**	**$373,718**	**$415,486**	**$459,795**
Loan-to-Value Ratio	65.3%	60.9%	56.7%	52.7%	49.0%	45.4%	42.1%	38.9%	36.0%	33.1%
Potential Cash-Out Refi	$100,538	$125,723	$152,441	$180,787	$210,859	$242,762	$276,608	$312,516	$350,611	$391,028

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$141,241	$168,868	$198,175	$229,265	$262,245	$297,232	$334,346	$373,718	$415,486	$459,795
- Closing Costs	-$28,492	-$30,202	-$32,014	-$33,934	-$35,971	-$38,129	-$40,417	-$42,842	-$45,412	-$48,137
= Proceeds After Sale	**$112,749**	**$138,666**	**$166,162**	**$195,330**	**$226,275**	**$259,103**	**$293,929**	**$330,877**	**$370,074**	**$411,658**
+ Cumulative Cash Flow	$5,727	$12,213	$19,480	$27,551	$36,449	$46,197	$56,820	$68,344	$80,793	$94,197
- Approximate Cash Invest	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725	-$121,725
= Net Profit	**-$3,249**	**$29,155**	**$63,917**	**$101,157**	**$140,998**	**$183,575**	**$229,025**	**$277,495**	**$329,142**	**$384,129**
Internal Rate of Return	-2.7%	11.6%	15.7%	17.3%	17.8%	18.0%	17.9%	17.8%	17.6%	17.3%
Return on Investment	-2.7%	24.0%	52.5%	83.1%	115.8%	150.8%	188.1%	228.0%	270.4%	315.6%

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