Ten Year Performance Projection

Brand New 2/2 Shotgun Duplex Home in Lawton!
Oklahoma
4bd | 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	$28,800	$29,664	$30,554	$31,471	$32,415	$33,387	$34,389	$35,420	$36,483	$37,577
Vacancy Losses	-$2,304	-$2,373	-$2,444	-$2,518	-$2,593	-$2,671	-$2,751	-$2,834	-$2,919	-$3,006
Operating Income	**$26,496**	**$27,291**	**$28,110**	**$28,953**	**$29,821**	**$30,716**	**$31,638**	**$32,587**	**$33,564**	**$34,571**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$4,008	-$4,148	-$4,293	-$4,444	-$4,599	-$4,760	-$4,927	-$5,099	-$5,278	-$5,462
Insurance	-$1,303	-$1,348	-$1,395	-$1,444	-$1,495	-$1,547	-$1,601	-$1,657	-$1,715	-$1,775
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	-$576	-$596	-$617	-$639	-$661	-$684	-$708	-$733	-$758	-$785
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,887**	**-$6,093**	**-$6,306**	**-$6,527**	**-$6,755**	**-$6,991**	**-$7,236**	**-$7,489**	**-$7,752**	**-$8,023**

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	**$20,609**	**$21,198**	**$21,804**	**$22,426**	**$23,066**	**$23,725**	**$24,401**	**$25,097**	**$25,813**	**$26,548**
- Mortgage Payments	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467	-$16,467
= Cash Flow	**$4,143**	**$4,732**	**$5,337**	**$5,960**	**$6,600**	**$7,258**	**$7,935**	**$8,631**	**$9,346**	**$10,082**
+ Principal Reduction	$2,427	$2,589	$2,762	$2,948	$3,145	$3,356	$3,580	$3,820	$4,076	$4,349
+ Appreciation	$20,040	$21,242	$22,517	$23,868	$25,300	$26,818	$28,427	$30,133	$31,941	$33,857
= Gross Equity Income	**$26,609**	**$28,563**	**$30,617**	**$32,775**	**$35,045**	**$37,432**	**$39,942**	**$42,583**	**$45,363**	**$48,288**
Capitalization Rate	5.8%	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.4%
Cash on Cash Return	3.1%	3.5%	4.0%	4.5%	4.9%	5.4%	5.9%	6.5%	7.0%	7.5%
Return on Equity	19.1%	17.5%	16.2%	15.2%	14.4%	13.7%	13.1%	12.5%	12.1%	11.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$354,040	$375,282	$397,799	$421,667	$446,967	$473,785	$502,213	$532,345	$564,286	$598,143
- Loan Balance	-$214,673	-$212,084	-$209,322	-$206,374	-$203,229	-$199,874	-$196,294	-$192,474	-$188,398	-$184,049
= Equity	**$139,367**	**$163,198**	**$188,478**	**$215,293**	**$243,738**	**$273,911**	**$305,919**	**$339,872**	**$375,888**	**$414,094**
Loan-to-Value Ratio	60.6%	56.5%	52.6%	48.9%	45.5%	42.2%	39.1%	36.2%	33.4%	30.8%
Potential Cash-Out Refi	$50,857	$69,378	$89,028	$109,876	$131,996	$155,465	$180,366	$206,785	$234,817	$264,558

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$139,367	$163,198	$188,478	$215,293	$243,738	$273,911	$305,919	$339,872	$375,888	$414,094
- Closing Costs	-$24,783	-$26,270	-$27,846	-$29,517	-$31,288	-$33,165	-$35,155	-$37,264	-$39,500	-$41,870
= Proceeds After Sale	**$114,584**	**$136,928**	**$160,632**	**$185,776**	**$212,450**	**$240,747**	**$270,764**	**$302,607**	**$336,388**	**$372,224**
+ Cumulative Cash Flow	$4,143	$8,874	$14,211	$20,171	$26,771	$34,029	$41,964	$50,595	$59,941	$70,023
- Approximate Cash Invest	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600	-$133,600
= Net Profit	**-$14,873**	**$12,203**	**$41,243**	**$72,347**	**$105,621**	**$141,176**	**$179,128**	**$219,602**	**$262,729**	**$308,647**
Internal Rate of Return	-11.1%	4.5%	9.7%	11.9%	13.0%	13.6%	13.9%	14.0%	14.0%	14.0%
Return on Investment	-11.1%	9.1%	30.9%	54.2%	79.1%	105.7%	134.1%	164.4%	196.7%	231.0%

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