Ten Year Performance Projection

Brand New SF Duplex in Edmond-Fully Leased!!
Oklahoma
3bd | 2.5ba | Built: 2025

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$47,880	$49,316	$50,796	$52,320	$53,889	$55,506	$57,171	$58,886	$60,653	$62,473
Vacancy Losses	-$3,830	-$3,945	-$4,064	-$4,186	-$4,311	-$4,440	-$4,574	-$4,711	-$4,852	-$4,998
Operating Income	**$44,050**	**$45,371**	**$46,732**	**$48,134**	**$49,578**	**$51,066**	**$52,598**	**$54,175**	**$55,801**	**$57,475**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$7,119	-$7,368	-$7,626	-$7,893	-$8,169	-$8,455	-$8,751	-$9,057	-$9,374	-$9,702
Insurance	-$1,978	-$2,047	-$2,118	-$2,192	-$2,269	-$2,349	-$2,431	-$2,516	-$2,604	-$2,695
Management Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Leasing/Advertising Fees	-$600	-$621	-$643	-$665	-$689	-$713	-$738	-$763	-$790	-$818
Association Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Maintenance	-$958	-$991	-$1,026	-$1,062	-$1,099	-$1,137	-$1,177	-$1,218	-$1,261	-$1,305
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$10,654**	**-$11,027**	**-$11,413**	**-$11,812**	**-$12,226**	**-$12,654**	**-$13,097**	**-$13,555**	**-$14,029**	**-$14,520**

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	**$33,396**	**$34,344**	**$35,319**	**$36,322**	**$37,352**	**$38,412**	**$39,501**	**$40,620**	**$41,771**	**$42,954**
- Mortgage Payments	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141	-$32,141
= Cash Flow	**$1,255**	**$2,203**	**$3,179**	**$4,181**	**$5,212**	**$6,271**	**$7,360**	**$8,480**	**$9,631**	**$10,814**
+ Principal Reduction	$4,736	$5,054	$5,392	$5,753	$6,138	$6,550	$6,988	$7,456	$7,956	$8,488
+ Appreciation	$33,900	$35,934	$38,090	$40,375	$42,798	$45,366	$48,088	$50,973	$54,031	$57,273
= Gross Equity Income	**$39,891**	**$43,191**	**$46,661**	**$50,310**	**$54,148**	**$58,187**	**$62,436**	**$66,909**	**$71,618**	**$76,575**
Capitalization Rate	5.6%	5.4%	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.4%	4.2%
Cash on Cash Return	0.7%	1.3%	1.9%	2.5%	3.1%	3.7%	4.3%	5.0%	5.7%	6.4%
Return on Equity	22.2%	19.6%	17.7%	16.2%	15.1%	14.1%	13.4%	12.7%	12.2%	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	$598,900	$634,834	$672,924	$713,299	$756,097	$801,463	$849,551	$900,524	$954,556	$1,011,829
- Loan Balance	-$419,014	-$413,960	-$408,568	-$402,815	-$396,676	-$390,127	-$383,139	-$375,682	-$367,727	-$359,239
= Equity	**$179,886**	**$220,874**	**$264,356**	**$310,485**	**$359,421**	**$411,336**	**$466,412**	**$524,842**	**$586,829**	**$652,590**
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	$30,161	$62,165	$96,125	$132,160	$170,397	$210,971	$254,025	$299,711	$348,190	$399,633

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$179,886	$220,874	$264,356	$310,485	$359,421	$411,336	$466,412	$524,842	$586,829	$652,590
- Closing Costs	-$41,923	-$44,438	-$47,105	-$49,931	-$52,927	-$56,102	-$59,469	-$63,037	-$66,819	-$70,828
= Proceeds After Sale	**$137,963**	**$176,436**	**$217,251**	**$260,554**	**$306,494**	**$355,234**	**$406,944**	**$461,805**	**$520,010**	**$581,762**
+ Cumulative Cash Flow	$1,255	$3,458	$6,637	$10,818	$16,030	$22,301	$29,661	$38,141	$47,771	$58,585
- Approximate Cash Invest	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500	-$169,500
= Net Profit	**-$30,282**	**$10,394**	**$54,388**	**$101,872**	**$153,024**	**$208,035**	**$267,105**	**$330,446**	**$398,281**	**$470,847**
Internal Rate of Return	-17.9%	3.0%	9.8%	12.6%	14.0%	14.6%	14.9%	15.0%	14.9%	14.8%
Return on Investment	-17.9%	6.1%	32.1%	60.1%	90.3%	122.7%	157.6%	195.0%	235.0%	277.8%

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