Ten Year Performance Projection

New Construction in Huntsville Metro
Alabama
4bd | 3ba | 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	$26,400	$27,456	$28,554	$29,696	$30,884	$32,120	$33,404	$34,741	$36,130	$37,575
Vacancy Losses	-$2,112	-$2,196	-$2,284	-$2,376	-$2,471	-$2,570	-$2,672	-$2,779	-$2,890	-$3,006
Operating Income	**$24,288**	**$25,260**	**$26,270**	**$27,321**	**$28,414**	**$29,550**	**$30,732**	**$31,961**	**$33,240**	**$34,569**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,303	-$2,383	-$2,467	-$2,553	-$2,642	-$2,735	-$2,831	-$2,930	-$3,032	-$3,138
Insurance	-$1,594	-$1,650	-$1,708	-$1,767	-$1,829	-$1,893	-$1,960	-$2,028	-$2,099	-$2,173
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	-$660	-$683	-$707	-$732	-$757	-$784	-$811	-$840	-$869	-$900
Maintenance	-$792	-$820	-$848	-$878	-$909	-$941	-$974	-$1,008	-$1,043	-$1,079
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$5,349**	**-$5,536**	**-$5,730**	**-$5,930**	**-$6,138**	**-$6,353**	**-$6,575**	**-$6,805**	**-$7,043**	**-$7,290**

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	**$18,939**	**$19,724**	**$20,540**	**$21,390**	**$22,276**	**$23,197**	**$24,157**	**$25,156**	**$26,197**	**$27,280**
- Mortgage Payments	-$17,096	-$17,096	-$17,096	-$17,096	-$17,096	-$17,096	-$17,096	-$12,936	-$12,936	-$12,936
= Cash Flow	**$1,844**	**$2,628**	**$3,445**	**$4,295**	**$5,180**	**$6,102**	**$7,061**	**$12,220**	**$13,261**	**$14,344**
+ Principal Reduction	$3,927	$4,127	$4,338	$4,560	$4,792	$5,037	$5,294	$10,648	$10,755	$10,863
+ Appreciation	$21,255	$22,530	$23,882	$25,315	$26,834	$28,444	$30,151	$31,960	$33,877	$35,910
= Gross Equity Income	**$27,025**	**$29,286**	**$31,665**	**$34,169**	**$36,806**	**$39,583**	**$42,506**	**$54,828**	**$57,893**	**$61,117**
Capitalization Rate	5.0%	5.0%	4.9%	4.8%	4.7%	4.6%	4.5%	4.5%	4.4%	4.3%
Cash on Cash Return	1.9%	2.8%	3.6%	4.5%	5.5%	6.4%	7.5%	12.9%	14.0%	15.1%
Return on Equity	23.8%	20.9%	18.8%	17.2%	16.0%	15.0%	14.2%	16.0%	15.0%	14.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$375,505	$398,035	$421,917	$447,232	$474,066	$502,510	$532,661	$564,621	$598,498	$634,408
- Loan Balance	-$261,761	-$257,633	-$253,295	-$248,736	-$243,943	-$238,906	-$233,612	-$222,963	-$212,208	-$201,345
= Equity	**$113,744**	**$140,402**	**$168,622**	**$198,497**	**$230,123**	**$263,604**	**$299,049**	**$341,657**	**$386,290**	**$433,063**
Loan-to-Value Ratio	69.7%	64.7%	60.0%	55.6%	51.5%	47.5%	43.9%	39.5%	35.5%	31.7%
Potential Cash-Out Refi	$38,643	$60,795	$84,239	$109,050	$135,310	$163,102	$192,517	$228,733	$266,590	$306,181

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$113,744	$140,402	$168,622	$198,497	$230,123	$263,604	$299,049	$341,657	$386,290	$433,063
- Closing Costs	-$26,285	-$27,862	-$29,534	-$31,306	-$33,185	-$35,176	-$37,286	-$39,523	-$41,895	-$44,409
= Proceeds After Sale	**$87,459**	**$112,540**	**$139,088**	**$167,191**	**$196,939**	**$228,429**	**$261,763**	**$302,134**	**$344,395**	**$388,654**
+ Cumulative Cash Flow	$1,844	$4,471	$7,916	$12,211	$17,391	$23,493	$30,554	$42,774	$56,035	$70,379
- Approximate Cash Invest	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762	-$94,762
= Net Profit	**-$5,459**	**$22,249**	**$52,242**	**$84,639**	**$119,567**	**$157,159**	**$197,555**	**$250,146**	**$305,668**	**$364,272**
Internal Rate of Return	-5.8%	11.2%	16.0%	17.8%	18.3%	18.5%	18.4%	18.6%	18.5%	18.4%
Return on Investment	-5.8%	23.5%	55.1%	89.3%	126.2%	165.8%	208.5%	264.0%	322.6%	384.4%

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