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	$23,400	$24,336	$25,309	$26,322	$27,375	$28,470	$29,608	$30,793	$32,025	$33,305
Vacancy Losses	-$1,872	-$1,947	-$2,025	-$2,106	-$2,190	-$2,278	-$2,369	-$2,463	-$2,562	-$2,664
Operating Income	**$21,528**	**$22,389**	**$23,285**	**$24,216**	**$25,185**	**$26,192**	**$27,240**	**$28,329**	**$29,463**	**$30,641**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,120	-$2,194	-$2,271	-$2,350	-$2,433	-$2,518	-$2,606	-$2,697	-$2,792	-$2,889
Insurance	-$1,468	-$1,519	-$1,572	-$1,627	-$1,684	-$1,743	-$1,804	-$1,867	-$1,933	-$2,000
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	-$504	-$522	-$540	-$559	-$578	-$599	-$620	-$641	-$664	-$687
Maintenance	-$702	-$727	-$752	-$778	-$806	-$834	-$863	-$893	-$924	-$957
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$4,794**	**-$4,961**	**-$5,135**	**-$5,315**	**-$5,501**	**-$5,693**	**-$5,893**	**-$6,099**	**-$6,312**	**-$6,533**

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	**$16,734**	**$17,428**	**$18,150**	**$18,901**	**$19,684**	**$20,499**	**$21,347**	**$22,231**	**$23,150**	**$24,108**
- Mortgage Payments	-$15,740	-$15,740	-$15,740	-$15,740	-$15,740	-$15,740	-$15,740	-$11,910	-$11,910	-$11,910
= Cash Flow	**$995**	**$1,688**	**$2,410**	**$3,162**	**$3,944**	**$4,759**	**$5,607**	**$10,321**	**$11,241**	**$12,198**
+ Principal Reduction	$3,615	$3,800	$3,994	$4,198	$4,412	$4,638	$4,874	$9,804	$9,902	$10,002
+ Appreciation	$19,569	$20,743	$21,988	$23,307	$24,705	$26,188	$27,759	$29,425	$31,190	$33,061
= Gross Equity Income	**$24,179**	**$26,231**	**$28,392**	**$30,667**	**$33,062**	**$35,584**	**$38,241**	**$49,549**	**$52,333**	**$55,261**
Capitalization Rate	4.8%	4.8%	4.7%	4.6%	4.5%	4.4%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	1.1%	1.9%	2.8%	3.6%	4.5%	5.5%	6.4%	11.8%	12.9%	14.0%
Return on Equity	23.1%	20.3%	18.3%	16.8%	15.6%	14.7%	13.9%	15.8%	14.7%	13.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$345,719	$366,462	$388,450	$411,757	$436,462	$462,650	$490,409	$519,834	$551,024	$584,085
- Loan Balance	-$240,997	-$237,197	-$233,203	-$229,005	-$224,593	-$219,955	-$215,081	-$205,277	-$195,375	-$185,373
= Equity	**$104,722**	**$129,265**	**$155,247**	**$182,752**	**$211,870**	**$242,695**	**$275,328**	**$314,557**	**$355,649**	**$398,712**
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	$35,578	$55,973	$77,557	$100,401	$124,577	$150,165	$177,247	$210,590	$245,444	$281,895

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$104,722	$129,265	$155,247	$182,752	$211,870	$242,695	$275,328	$314,557	$355,649	$398,712
- Closing Costs	-$24,200	-$25,652	-$27,191	-$28,823	-$30,552	-$32,386	-$34,329	-$36,388	-$38,572	-$40,886
= Proceeds After Sale	**$80,522**	**$103,613**	**$128,055**	**$153,929**	**$181,317**	**$210,310**	**$241,000**	**$278,168**	**$317,077**	**$357,826**
+ Cumulative Cash Flow	$995	$2,683	$5,093	$8,254	$12,198	$16,957	$22,565	$32,886	$44,126	$56,325
- Approximate Cash Invest	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245	-$87,245
= Net Profit	**-$5,729**	**$19,050**	**$45,903**	**$74,938**	**$106,271**	**$140,022**	**$176,320**	**$223,809**	**$273,959**	**$326,905**
Internal Rate of Return	-6.6%	10.4%	15.3%	17.1%	17.7%	17.8%	17.8%	18.0%	18.0%	17.9%
Return on Investment	-6.6%	21.8%	52.6%	85.9%	121.8%	160.5%	202.1%	256.5%	314.0%	374.7%

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