

10 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-219K
Oklahoma City, OK 73179
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	\$18,900	\$19,467	\$20,051	\$20,653	\$21,272	\$21,910	\$22,568	\$23,245	\$23,942	\$24,660
Vacancy Losses	-\$1,512	-\$1,557	-\$1,604	-\$1,652	-\$1,702	-\$1,753	-\$1,805	-\$1,860	-\$1,915	-\$1,973
Operating Income	\$17,388	\$17,910	\$18,447	\$19,000	\$19,570	\$20,157	\$20,762	\$21,385	\$22,027	\$22,687

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,639	-\$2,718	-\$2,800	-\$2,883	-\$2,970	-\$3,059	-\$3,151	-\$3,245	-\$3,343	-\$3,443
Insurance	-\$880	-\$906	-\$933	-\$961	-\$990	-\$1,020	-\$1,050	-\$1,082	-\$1,114	-\$1,148
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	-\$378	-\$389	-\$401	-\$413	-\$425	-\$438	-\$451	-\$465	-\$479	-\$493
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,896	-\$4,013	-\$4,134	-\$4,258	-\$4,385	-\$4,517	-\$4,653	-\$4,792	-\$4,936	-\$5,084

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	\$13,492	\$13,896	\$14,313	\$14,743	\$15,185	\$15,640	\$16,110	\$16,593	\$17,091	\$17,603
- Mortgage Payments	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707	-\$11,707
= Cash Flow	\$1,785	\$2,189	\$2,606	\$3,036	\$3,478	\$3,933	\$4,403	\$4,886	\$5,384	\$5,896
+ Principal Reduction	\$2,073	\$2,198	\$2,331	\$2,471	\$2,621	\$2,779	\$2,947	\$3,124	\$3,313	\$3,513
+ Appreciation	\$13,194	\$13,986	\$14,825	\$15,714	\$16,657	\$17,657	\$18,716	\$19,839	\$21,029	\$22,291
= Gross Equity Income	\$17,051	\$18,373	\$19,762	\$21,221	\$22,756	\$24,369	\$26,065	\$27,849	\$29,726	\$31,700
Capitalization Rate	5.8%	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%
Cash on Cash Return	2.7%	3.3%	4.0%	4.6%	5.3%	6.0%	6.7%	7.4%	8.2%	8.9%
Return on Equity	24.3%	21.3%	19.1%	17.4%	16.1%	15.1%	14.2%	13.5%	12.9%	12.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$233,094	\$247,080	\$261,904	\$277,619	\$294,276	\$311,932	\$330,648	\$350,487	\$371,516	\$393,807
- Loan Balance	-\$162,852	-\$160,654	-\$158,323	-\$155,852	-\$153,231	-\$150,452	-\$147,506	-\$144,381	-\$141,069	-\$137,556
= Equity	\$70,242	\$86,426	\$103,581	\$121,767	\$141,045	\$161,480	\$183,142	\$206,106	\$230,448	\$256,252
Loan-to-Value Ratio	69.9%	65.0%	60.5%	56.1%	52.1%	48.2%	44.6%	41.2%	38.0%	34.9%
Potential Cash-Out Refi	\$11,968	\$24,656	\$38,105	\$52,362	\$67,476	\$83,497	\$100,480	\$118,484	\$137,569	\$157,800

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$70,242	\$86,426	\$103,581	\$121,767	\$141,045	\$161,480	\$183,142	\$206,106	\$230,448	\$256,252
- Closing Costs	-\$16,317	-\$17,296	-\$18,333	-\$19,433	-\$20,599	-\$21,835	-\$23,145	-\$24,534	-\$26,006	-\$27,567
= Proceeds After Sale	\$53,925	\$69,130	\$85,248	\$102,334	\$120,445	\$139,645	\$159,997	\$181,572	\$204,442	\$228,685
+ Cumulative Cash Flow	\$1,785	\$3,974	\$6,580	\$9,616	\$13,093	\$17,027	\$21,429	\$26,315	\$31,699	\$37,595
- Approximate Cash Invest	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970
= Net Profit	-\$10,260	\$7,134	\$25,858	\$45,979	\$67,569	\$90,701	\$115,456	\$141,917	\$170,171	\$200,311
Internal Rate of Return	-15.6%	5.3%	11.9%	14.6%	15.8%	16.3%	16.5%	16.5%	16.4%	16.3%
Return on Investment	-15.6%	10.8%	39.2%	69.7%	102.4%	137.5%	175.0%	215.1%	258.0%	303.6%

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