

## 10 Year Performance Projection

Well-Maintained Existing Property near Tuscaloosa  
Moundville, AL 35474  
3 bedrooms 2 bathrooms 2018 year built

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$16,800	\$17,304	\$17,823	\$18,358	\$18,909	\$19,476	\$20,060	\$20,662	\$21,282	\$21,920
Vacancy Losses	-\$1,344	-\$1,384	-\$1,426	-\$1,469	-\$1,513	-\$1,558	-\$1,605	-\$1,653	-\$1,703	-\$1,754
Operating Income	\$15,456	\$15,920	\$16,397	\$16,889	\$17,396	\$17,918	\$18,455	\$19,009	\$19,579	\$20,167

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,234	-\$1,271	-\$1,310	-\$1,349	-\$1,389	-\$1,431	-\$1,474	-\$1,518	-\$1,564	-\$1,611
Insurance	-\$798	-\$822	-\$846	-\$872	-\$898	-\$925	-\$952	-\$981	-\$1,010	-\$1,041
Management Fees	-\$1,032	-\$1,063	-\$1,095	-\$1,128	-\$1,162	-\$1,196	-\$1,232	-\$1,269	-\$1,307	-\$1,347
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$240	-\$247	-\$255	-\$262	-\$270	-\$278	-\$287	-\$295	-\$304	-\$313
Maintenance	-\$840	-\$865	-\$891	-\$918	-\$945	-\$974	-\$1,003	-\$1,033	-\$1,064	-\$1,096
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,144	-\$4,268	-\$4,396	-\$4,528	-\$4,664	-\$4,804	-\$4,948	-\$5,097	-\$5,249	-\$5,407

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	\$11,312	\$11,651	\$12,001	\$12,361	\$12,732	\$13,114	\$13,507	\$13,912	\$14,330	\$14,760
- Mortgage Payments	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523
= Cash Flow	\$789	\$1,128	\$1,478	\$1,838	\$2,209	\$2,591	\$2,984	\$3,389	\$3,807	\$4,236
+ Principal Reduction	\$1,669	\$1,776	\$1,891	\$2,012	\$2,142	\$2,279	\$2,426	\$2,582	\$2,748	\$2,925
+ Appreciation	\$11,394	\$12,078	\$12,802	\$13,570	\$14,385	\$15,248	\$16,163	\$17,132	\$18,160	\$19,250
= Gross Equity Income	\$13,852	\$14,982	\$16,171	\$17,420	\$18,735	\$20,118	\$21,573	\$23,104	\$24,715	\$26,411
Capitalization Rate	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%
Cash on Cash Return	1.4%	1.9%	2.6%	3.2%	3.8%	4.5%	5.2%	5.9%	6.6%	7.3%
Return on Equity	22.9%	20.1%	18.2%	16.6%	15.5%	14.5%	13.7%	13.1%	12.5%	12.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$201,294	\$213,372	\$226,174	\$239,744	\$254,129	\$269,377	\$285,539	\$302,672	\$320,832	\$340,082
- Loan Balance	-\$140,756	-\$138,980	-\$137,089	-\$135,077	-\$132,935	-\$130,656	-\$128,230	-\$125,648	-\$122,900	-\$119,975
= Equity	\$60,538	\$74,392	\$89,085	\$104,667	\$121,194	\$138,721	\$157,310	\$177,024	\$197,932	\$220,107
Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.3%	48.5%	44.9%	41.5%	38.3%	35.3%
Potential Cash-Out Refi	\$40,409	\$53,055	\$66,467	\$80,693	\$95,781	\$111,783	\$128,756	\$146,757	\$165,849	\$186,099

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$60,538	\$74,392	\$89,085	\$104,667	\$121,194	\$138,721	\$157,310	\$177,024	\$197,932	\$220,107
- Closing Costs	-\$14,091	-\$14,936	-\$15,832	-\$16,782	-\$17,789	-\$18,856	-\$19,988	-\$21,187	-\$22,458	-\$23,806
= Proceeds After Sale	\$46,447	\$59,456	\$73,253	\$87,885	\$103,405	\$119,865	\$137,322	\$155,837	\$175,474	\$196,301
+ Cumulative Cash Flow	\$789	\$1,917	\$3,395	\$5,232	\$7,441	\$10,031	\$13,015	\$16,404	\$20,211	\$24,447
- Approximate Cash Invest	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920	-\$57,920
= Net Profit	-\$10,683	\$3,453	\$18,728	\$35,198	\$52,926	\$71,976	\$92,418	\$114,322	\$137,766	\$162,829
Internal Rate of Return	-18.4%	3.0%	9.9%	12.9%	14.2%	14.9%	15.2%	15.3%	15.2%	15.2%
Return on Investment	-18.4%	6.0%	32.3%	60.8%	91.4%	124.3%	159.6%	197.4%	237.9%	281.1%

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