10 Year Performance Projection

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

Projected Rent	Dreineted Income	Voor 4	Voor 2	Voor 2	Voor 4	Voor E	Voor C	Voor 7	Voor	Voor	Voor 40
Name											
Poperstring Income S15,456 S15,926 S16,837 S16,839 S17,396 S17,318 S10,455 S19,009 S19,579 S20,167											
Property Taxes											
Property Taxes	Operating Income	\$15,456	\$15,920	\$16,397	\$16,889	\$17,396	\$17,918	\$18,455	\$19,009	\$19,579	\$20,167
Insurance	Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Management Fees \$1,032 \$1,063 \$1,095 \$1,128 \$1,162 \$1,96 \$1,232 \$1,269 \$1,307 \$1,347 Leasing/Advertising Fees \$0	Property Taxes	-\$1,234	-\$1,271	-\$1,310	-\$1,349	-\$1,389	-\$1,431	-\$1,474	-\$1,518	-\$1,564	-\$1,611
Leasing/Advertising Fees \$6 \$5 \$	Insurance	-\$798	-\$822	-\$846	-\$872	-\$898	-\$925	-\$952	-\$981	-\$1,010	-\$1,041
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	Management Fees	-\$1,032	-\$1,063	-\$1,095	-\$1,128	-\$1,162	-\$1,196	-\$1,232	-\$1,269	-\$1,307	-\$1,347
Maintenance -\$840 -\$865 -\$891 -\$918 -\$945 -\$976 -\$1,003 -\$1,033 -\$1,034 -\$1,096 Other -\$0	Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other -\$0 </td <td>Association Fees</td> <td>-\$240</td> <td>-\$247</td> <td>-\$255</td> <td>-\$262</td> <td>-\$270</td> <td>-\$278</td> <td>-\$287</td> <td>-\$295</td> <td>-\$304</td> <td>-\$313</td>	Association Fees	-\$240	-\$247	-\$255	-\$262	-\$270	-\$278	-\$287	-\$295	-\$304	-\$313
Departing Expenses \$4,144	Maintenance	-\$840	-\$865	-\$891	-\$918	-\$945	-\$974	-\$1,003	-\$1,033	-\$1,064	-\$1,096
Income Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10	Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
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	Operating Expenses	-\$4,144	-\$4,268	-\$4,396	-\$4,528	-\$4,664	-\$4,804	-\$4,948	-\$5,097	-\$5,249	-\$5,407
- Mortgage Payments	Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
= Cash Flow \$789 \$1,128 \$1,478 \$1,838 \$2,209 \$2,591 \$2,984 \$3,389 \$3,807 \$4,236	Net Operating Income	\$11,312	\$11,651	\$12,001	\$12,361	\$12,732	\$13,114	\$13,507	\$13,912	\$14,330	\$14,760
+ Principal Reduction \$1,669 \$1,776 \$1,891 \$2,012 \$2,142 \$2,279 \$2,426 \$2,582 \$2,748 \$2,925 \$4,000 \$11,394 \$12,078 \$12,802 \$13,570 \$14,385 \$15,248 \$16,163 \$17,132 \$18,160 \$19,250 \$10,000 \$13,852 \$14,982 \$16,171 \$17,420 \$18,735 \$20,118 \$21,573 \$23,104 \$24,715 \$26,411 \$20,112 \$10,000 \$13,852 \$14,982 \$16,171 \$17,420 \$18,735 \$20,118 \$21,573 \$23,104 \$24,715 \$26,411 \$20,112 \$10,000 \$10	- Mortgage Payments	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523	-\$10,523
+ 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 \$20,000 \$19,250 \$20,000 \$1,00	= 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
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 \$814,936 \$15,832 \$104,667 \$121,194 \$138,721 \$157,310 \$177,024 \$197,932 \$220,107 Closing Costs -\$14,091 \$14,936 \$15,832 \$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 \$137,322 \$155,837 \$175,474 \$196,301 \$177,024 \$197,932 \$22,458 \$22,458 \$22,458 \$103,405 \$119,865 \$137,322 \$155,837 \$175,474 \$196,301 \$100,001 \$789 \$1,917 \$3,395 \$5,232 \$7,441 \$10,031 \$13,015 \$16,404 \$20,211 \$24,447	+ Appreciation	\$11,394	\$12,078	\$12,802	\$13,570	\$14,385	\$15,248	\$16,163	\$17,132	\$18,160	\$19,250
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% 383.3% </td <td>= Gross Equity Income</td> <td>\$13,852</td> <td>\$14,982</td> <td>\$16,171</td> <td>\$17,420</td> <td>\$18,735</td> <td>\$20,118</td> <td>\$21,573</td> <td>\$23,104</td> <td>\$24,715</td> <td>\$26,411</td>	= Gross Equity Income	\$13,852	\$14,982	\$16,171	\$17,420	\$18,735	\$20,118	\$21,573	\$23,104	\$24,715	\$26,411
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	Capitalization Rate	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%	4.3%
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 Equity \$60,538 \$74,392 \$89,085 \$104,667 \$121,194 \$138,721 \$157,310	Cash on Cash Return	1.4%	1.9%	2.6%	3.2%	3.8%	4.5%	5.2%	5.9%	6.6%	7.3%
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	Return on Equity	22.9%	20.1%	18.2%	16.6%	15.5%	14.5%	13.7%	13.1%	12.5%	12.0%
-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	Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
-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	Market Value	\$201,294	\$213,372	\$226,174	\$239,744	\$254,129	\$269,377	\$285,539	\$302,672	\$320,832	\$340,082
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	- Loan Balance		-\$138,980	-\$137,089	-\$135,077		-\$130,656		-\$125,648	-\$122,900	-\$119,975
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	= Equity	\$60,538	\$74,392	\$89,085	\$104,667		\$138,721	\$157,310	\$177,024	\$197,932	\$220,107
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	Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.3%	48.5%	44.9%	41.5%	38.3%	35.3%
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	Potential Cash-Out Refi	\$40,409	\$53,055	\$66,467	\$80,693	\$95,781	\$111,783	\$128,756	\$146,757	\$165,849	\$186,099
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	Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
- 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											
= 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											
+ 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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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