

10 Year Performance Projection

New Construction Fort Worth Duplex
Fort Worth, TX 76104
4 bedrooms 4 bathrooms 2025 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	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516	\$45,852	\$47,227	\$48,644	\$50,103
Vacancy Losses	-\$3,072	-\$3,164	-\$3,259	-\$3,357	-\$3,458	-\$3,561	-\$3,668	-\$3,778	-\$3,892	-\$4,008
Operating Income	\$35,328	\$36,388	\$37,479	\$38,604	\$39,762	\$40,955	\$42,183	\$43,449	\$44,752	\$46,095

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$9,307	-\$9,586	-\$9,874	-\$10,170	-\$10,475	-\$10,789	-\$11,113	-\$11,446	-\$11,790	-\$12,144
Insurance	-\$2,255	-\$2,323	-\$2,392	-\$2,464	-\$2,538	-\$2,614	-\$2,693	-\$2,773	-\$2,857	-\$2,942
Management Fees	-\$2,120	-\$2,183	-\$2,249	-\$2,316	-\$2,386	-\$2,457	-\$2,531	-\$2,607	-\$2,685	-\$2,766
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	-\$768	-\$791	-\$815	-\$839	-\$864	-\$890	-\$917	-\$945	-\$973	-\$1,002
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$14,450	-\$14,883	-\$15,330	-\$15,790	-\$16,263	-\$16,751	-\$17,254	-\$17,771	-\$18,304	-\$18,854

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	\$20,878	\$21,505	\$22,150	\$22,814	\$23,499	\$24,204	\$24,930	\$25,678	\$26,448	\$27,241
- Mortgage Payments	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786	-\$19,786
= Cash Flow	\$1,092	\$1,718	\$2,364	\$3,028	\$3,713	\$4,417	\$5,144	\$5,892	\$6,662	\$7,455
+ Principal Reduction	\$4,545	\$4,777	\$5,021	\$5,277	\$5,547	\$5,830	\$6,128	\$6,440	\$6,769	\$7,115
+ Appreciation	\$24,600	\$26,076	\$27,641	\$29,299	\$31,057	\$32,920	\$34,896	\$36,989	\$39,209	\$41,561
= Gross Equity Income	\$30,237	\$32,571	\$35,025	\$37,604	\$40,316	\$43,168	\$46,167	\$49,321	\$52,640	\$56,131
Capitalization Rate	4.8%	4.7%	4.5%	4.4%	4.3%	4.2%	4.0%	3.9%	3.8%	3.7%
Cash on Cash Return	0.8%	1.3%	1.8%	2.3%	2.8%	3.3%	3.9%	4.5%	5.0%	5.6%
Return on Equity	23.0%	20.0%	17.9%	16.4%	15.1%	14.1%	13.3%	12.7%	12.1%	11.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$434,600	\$460,676	\$488,317	\$517,616	\$548,672	\$581,593	\$616,488	\$653,478	\$692,686	\$734,248
- Loan Balance	-\$302,955	-\$298,178	-\$293,157	-\$287,880	-\$282,333	-\$276,503	-\$270,376	-\$263,935	-\$257,166	-\$250,051
= Equity	\$131,645	\$162,498	\$195,159	\$229,736	\$266,339	\$305,090	\$346,113	\$389,543	\$435,520	\$484,197
Loan-to-Value Ratio	69.7%	64.7%	60.0%	55.6%	51.5%	47.5%	43.9%	40.4%	37.1%	34.1%
Potential Cash-Out Refi	\$88,185	\$116,430	\$146,328	\$177,974	\$211,472	\$246,930	\$284,464	\$324,195	\$366,252	\$410,772

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$131,645	\$162,498	\$195,159	\$229,736	\$266,339	\$305,090	\$346,113	\$389,543	\$435,520	\$484,197
- Closing Costs	-\$30,422	-\$32,247	-\$34,182	-\$36,233	-\$38,407	-\$40,711	-\$43,154	-\$45,743	-\$48,488	-\$51,397
= Proceeds After Sale	\$101,223	\$130,251	\$160,977	\$193,503	\$227,932	\$264,378	\$302,959	\$343,799	\$387,032	\$432,799
+ Cumulative Cash Flow	\$1,092	\$2,811	\$5,174	\$8,202	\$11,915	\$16,332	\$21,476	\$27,367	\$34,029	\$41,485
- Approximate Cash Invest	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225	-\$132,225
= Net Profit	-\$29,910	\$836	\$33,927	\$69,480	\$107,622	\$148,485	\$192,210	\$238,942	\$288,837	\$342,059
Internal Rate of Return	-22.6%	0.3%	8.0%	11.3%	12.9%	13.7%	14.1%	14.2%	14.3%	14.2%
Return on Investment	-22.6%	0.6%	25.7%	52.5%	81.4%	112.3%	145.4%	180.7%	218.4%	258.7%

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