

10 Year Performance Projection

Fully Occupied Brand New Duplex in Edmond
Edmond, OK 73003
3bd | 2.5ba | Built: 2025

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$45,480	\$46,844	\$48,250	\$49,697	\$51,188	\$52,724	\$54,305	\$55,935	\$57,613	\$59,341
Vacancy Losses	-\$3,638	-\$3,748	-\$3,860	-\$3,976	-\$4,095	-\$4,218	-\$4,344	-\$4,475	-\$4,609	-\$4,747
Operating Income	\$41,842	\$43,097	\$44,390	\$45,721	\$47,093	\$48,506	\$49,961	\$51,460	\$53,004	\$54,594

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,600	-\$6,798	-\$7,002	-\$7,212	-\$7,428	-\$7,651	-\$7,881	-\$8,117	-\$8,361	-\$8,612
Insurance	-\$1,980	-\$2,039	-\$2,101	-\$2,164	-\$2,229	-\$2,295	-\$2,364	-\$2,435	-\$2,508	-\$2,583
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	-\$910	-\$937	-\$965	-\$994	-\$1,024	-\$1,054	-\$1,086	-\$1,119	-\$1,152	-\$1,187
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$9,490	-\$9,774	-\$10,068	-\$10,370	-\$10,681	-\$11,001	-\$11,331	-\$11,671	-\$12,021	-\$12,382

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	\$32,352	\$33,323	\$34,322	\$35,352	\$36,412	\$37,505	\$38,630	\$39,789	\$40,983	\$42,212
- Mortgage Payments	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281	-\$29,281
= Cash Flow	\$3,071	\$4,041	\$5,041	\$6,071	\$7,131	\$8,224	\$9,349	\$10,508	\$11,701	\$12,931
+ Principal Reduction	\$5,185	\$5,498	\$5,830	\$6,181	\$6,555	\$6,950	\$7,370	\$7,815	\$8,286	\$8,786
+ Appreciation	\$33,000	\$34,980	\$37,079	\$39,304	\$41,662	\$44,161	\$46,811	\$49,620	\$52,597	\$55,753
= Gross Equity Income	\$41,256	\$44,519	\$47,950	\$51,556	\$55,348	\$59,335	\$63,530	\$67,942	\$72,585	\$77,470
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	1.9%	2.4%	3.1%	3.7%	4.3%	5.0%	5.7%	6.4%	7.1%	7.8%
Return on Equity	23.5%	20.6%	18.5%	16.9%	15.7%	14.7%	13.9%	13.2%	12.6%	12.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$583,000	\$617,980	\$655,059	\$694,362	\$736,024	\$780,186	\$826,997	\$876,616	\$929,213	\$984,966
- Loan Balance	-\$407,315	-\$401,817	-\$395,988	-\$389,806	-\$383,252	-\$376,301	-\$368,932	-\$361,117	-\$352,831	-\$344,045
= Equity	\$175,685	\$216,163	\$259,071	\$304,556	\$352,772	\$403,884	\$458,065	\$515,499	\$576,382	\$640,922
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	\$29,935	\$61,668	\$95,306	\$130,966	\$168,766	\$208,838	\$251,316	\$296,345	\$344,079	\$394,680

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$175,685	\$216,163	\$259,071	\$304,556	\$352,772	\$403,884	\$458,065	\$515,499	\$576,382	\$640,922
- Closing Costs	-\$40,810	-\$43,259	-\$45,854	-\$48,605	-\$51,522	-\$54,613	-\$57,890	-\$61,363	-\$65,045	-\$68,948
= Proceeds After Sale	\$134,875	\$172,904	\$213,217	\$255,951	\$301,251	\$349,271	\$400,175	\$454,136	\$511,338	\$571,974
+ Cumulative Cash Flow	\$3,071	\$7,112	\$12,154	\$18,224	\$25,356	\$33,580	\$42,928	\$53,436	\$65,138	\$78,069
- Approximate Cash Invest	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000	-\$165,000
= Net Profit	-\$27,054	\$15,016	\$60,371	\$109,175	\$161,606	\$217,851	\$278,104	\$342,572	\$411,475	\$485,043
Internal Rate of Return	-16.4%	4.5%	11.1%	13.9%	15.1%	15.7%	15.9%	15.9%	15.8%	15.7%
Return on Investment	-16.4%	9.1%	36.6%	66.2%	97.9%	132.0%	168.5%	207.6%	249.4%	294.0%

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