

10 Year Performance Projection

New Construction in Huntsville Metro - Townhouse
Madison, AL 35757
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	\$24,000	\$24,960	\$25,958	\$26,997	\$28,077	\$29,200	\$30,368	\$31,582	\$32,846	\$34,159
Vacancy Losses	-\$1,920	-\$1,997	-\$2,077	-\$2,160	-\$2,246	-\$2,336	-\$2,429	-\$2,527	-\$2,628	-\$2,733
Operating Income	\$22,080	\$22,963	\$23,882	\$24,837	\$25,830	\$26,864	\$27,938	\$29,056	\$30,218	\$31,427

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,421	-\$2,493	-\$2,568	-\$2,645	-\$2,724	-\$2,806	-\$2,890	-\$2,977	-\$3,066	-\$3,158
Insurance	-\$1,564	-\$1,611	-\$1,659	-\$1,709	-\$1,760	-\$1,813	-\$1,868	-\$1,924	-\$1,981	-\$2,041
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	-\$1,800	-\$1,854	-\$1,910	-\$1,967	-\$2,026	-\$2,087	-\$2,149	-\$2,214	-\$2,280	-\$2,349
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,265	-\$6,453	-\$6,646	-\$6,846	-\$7,051	-\$7,262	-\$7,480	-\$7,705	-\$7,936	-\$8,174

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	\$15,815	\$16,511	\$17,236	\$17,991	\$18,780	\$19,601	\$20,458	\$21,351	\$22,282	\$23,253
- Mortgage Payments	-\$16,982	-\$16,982	-\$16,982	-\$16,982	-\$16,982	-\$16,982	-\$16,982	-\$13,598	-\$13,598	-\$13,598
= Cash Flow	-\$1,166	-\$471	\$254	\$1,010	\$1,798	\$2,619	\$3,476	\$7,753	\$8,684	\$9,655
+ Principal Reduction	\$4,506	\$4,713	\$4,929	\$5,156	\$5,392	\$5,640	\$5,899	\$11,219	\$11,332	\$11,446
+ Appreciation	\$22,344	\$23,684	\$25,105	\$26,612	\$28,208	\$29,901	\$31,695	\$33,597	\$35,612	\$37,749
= Gross Equity Income	\$25,683	\$27,926	\$30,288	\$32,777	\$35,399	\$38,161	\$41,070	\$52,568	\$55,628	\$58,849
Capitalization Rate	4.0%	3.9%	3.9%	3.8%	3.8%	3.7%	3.7%	3.6%	3.5%	3.5%
Cash on Cash Return	-1.1%	-0.4%	0.2%	1.0%	1.7%	2.5%	3.3%	7.4%	8.3%	9.2%
Return on Equity	21.4%	18.8%	17.0%	15.6%	14.5%	13.7%	13.0%	14.5%	13.6%	12.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$394,739	\$418,423	\$443,528	\$470,140	\$498,349	\$528,249	\$559,944	\$593,541	\$629,154	\$666,903
- Loan Balance	-\$274,791	-\$270,078	-\$265,149	-\$259,993	-\$254,601	-\$248,961	-\$243,061	-\$231,842	-\$220,511	-\$209,065
= Equity	\$119,948	\$148,345	\$178,380	\$210,147	\$243,748	\$279,289	\$316,883	\$361,699	\$408,643	\$457,838
Loan-to-Value Ratio	69.6%	64.5%	59.8%	55.3%	51.1%	47.1%	43.4%	39.1%	35.0%	31.3%
Potential Cash-Out Refi	\$41,000	\$64,660	\$89,674	\$116,119	\$144,078	\$173,639	\$204,894	\$242,990	\$282,812	\$324,457

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$119,948	\$148,345	\$178,380	\$210,147	\$243,748	\$279,289	\$316,883	\$361,699	\$408,643	\$457,838
- Closing Costs	-\$27,632	-\$29,290	-\$31,047	-\$32,910	-\$34,884	-\$36,977	-\$39,196	-\$41,548	-\$44,041	-\$46,683
= Proceeds After Sale	\$92,316	\$119,055	\$147,333	\$177,237	\$208,863	\$242,311	\$277,687	\$320,151	\$364,602	\$411,154
+ Cumulative Cash Flow	-\$1,166	-\$1,638	-\$1,384	-\$374	\$1,424	\$4,043	\$7,519	\$15,272	\$23,956	\$33,610
- Approximate Cash Invest	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202	-\$105,202
= Net Profit	-\$14,052	\$12,216	\$40,747	\$71,661	\$105,085	\$141,153	\$180,005	\$230,221	\$283,356	\$339,563
Internal Rate of Return	-13.4%	5.6%	11.4%	13.8%	14.8%	15.2%	15.3%	15.6%	15.7%	15.7%
Return on Investment	-13.4%	11.6%	38.7%	68.1%	99.9%	134.2%	171.1%	218.8%	269.3%	322.8%

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