

10 Year Performance Projection

New Construction in Huntsville Metro
Madison, AL 35757
4bd | 3ba | 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	\$27,000	\$28,080	\$29,203	\$30,371	\$31,586	\$32,850	\$34,164	\$35,530	\$36,951	\$38,429
Vacancy Losses	-\$2,160	-\$2,246	-\$2,336	-\$2,430	-\$2,527	-\$2,628	-\$2,733	-\$2,842	-\$2,956	-\$3,074
Operating Income	\$24,840	\$25,834	\$26,867	\$27,942	\$29,059	\$30,222	\$31,431	\$32,688	\$33,995	\$35,355

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,467	-\$2,541	-\$2,617	-\$2,695	-\$2,776	-\$2,860	-\$2,945	-\$3,034	-\$3,125	-\$3,219
Insurance	-\$1,594	-\$1,642	-\$1,691	-\$1,742	-\$1,794	-\$1,848	-\$1,903	-\$1,960	-\$2,019	-\$2,080
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	-\$648	-\$667	-\$687	-\$708	-\$729	-\$751	-\$774	-\$797	-\$821	-\$845
Maintenance	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626	-\$645	-\$664	-\$684	-\$705
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,249	-\$5,406	-\$5,568	-\$5,735	-\$5,907	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848

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	\$19,591	\$20,427	\$21,299	\$22,206	\$23,152	\$24,137	\$25,163	\$26,233	\$27,346	\$28,507
- Mortgage Payments	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$17,306	-\$13,858	-\$13,858	-\$13,858
= Cash Flow	\$2,286	\$3,122	\$3,993	\$4,900	\$5,846	\$6,831	\$7,858	\$12,375	\$13,489	\$14,649
+ Principal Reduction	\$4,592	\$4,803	\$5,023	\$5,254	\$5,495	\$5,748	\$6,012	\$11,433	\$11,548	\$11,664
+ Appreciation	\$22,770	\$24,136	\$25,584	\$27,119	\$28,747	\$30,471	\$32,300	\$34,238	\$36,292	\$38,469
= Gross Equity Income	\$29,647	\$32,060	\$34,600	\$37,274	\$40,088	\$43,050	\$46,169	\$58,046	\$61,329	\$64,782
Capitalization Rate	4.9%	4.8%	4.7%	4.6%	4.6%	4.5%	4.4%	4.3%	4.3%	4.2%
Cash on Cash Return	2.0%	2.7%	3.5%	4.3%	5.1%	6.0%	6.9%	10.8%	11.8%	12.8%
Return on Equity	24.3%	21.2%	19.0%	17.4%	16.1%	15.1%	14.3%	15.7%	14.7%	13.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$402,270	\$426,406	\$451,991	\$479,110	\$507,857	\$538,328	\$570,628	\$604,865	\$641,157	\$679,627
- Loan Balance	-\$280,033	-\$275,231	-\$270,208	-\$264,954	-\$259,458	-\$253,711	-\$247,699	-\$236,266	-\$224,718	-\$213,054
= Equity	\$122,237	\$151,175	\$181,783	\$214,156	\$248,398	\$284,617	\$322,929	\$368,600	\$416,439	\$466,573
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	\$41,783	\$65,894	\$91,385	\$118,334	\$146,827	\$176,952	\$208,803	\$247,626	\$288,208	\$330,647

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$122,237	\$151,175	\$181,783	\$214,156	\$248,398	\$284,617	\$322,929	\$368,600	\$416,439	\$466,573
- Closing Costs	-\$28,159	-\$29,848	-\$31,639	-\$33,538	-\$35,550	-\$37,683	-\$39,944	-\$42,341	-\$44,881	-\$47,574
= Proceeds After Sale	\$94,078	\$121,327	\$150,144	\$180,619	\$212,848	\$246,934	\$282,985	\$326,259	\$371,558	\$418,999
+ Cumulative Cash Flow	\$2,286	\$5,407	\$9,400	\$14,301	\$20,147	\$26,978	\$34,835	\$47,210	\$60,699	\$75,348
- Approximate Cash Invest	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209	-\$114,209
= Net Profit	-\$17,845	\$12,525	\$45,335	\$80,710	\$118,786	\$159,704	\$203,612	\$259,261	\$318,049	\$380,138
Internal Rate of Return	-15.6%	5.4%	12.0%	14.7%	15.9%	16.4%	16.6%	16.9%	17.0%	17.0%
Return on Investment	-15.6%	11.0%	39.7%	70.7%	104.0%	139.8%	178.3%	227.0%	278.5%	332.8%

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