

Ten Year Performance Projection

Brand New SFH in A+ Area

Yukon, OK 73099

4bd | 2ba | 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	\$23,988	\$24,708	\$25,449	\$26,212	\$26,999	\$27,809	\$28,643	\$29,502	\$30,387	\$31,299
Vacancy Losses	-\$1,919	-\$1,977	-\$2,036	-\$2,097	-\$2,160	-\$2,225	-\$2,291	-\$2,360	-\$2,431	-\$2,504
Operating Income	\$22,069	\$22,731	\$23,413	\$24,115	\$24,839	\$25,584	\$26,351	\$27,142	\$27,956	\$28,795

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,749	-\$3,861	-\$3,977	-\$4,096	-\$4,219	-\$4,346	-\$4,476	-\$4,610	-\$4,749	-\$4,891
Insurance	-\$1,110	-\$1,143	-\$1,177	-\$1,213	-\$1,249	-\$1,286	-\$1,325	-\$1,365	-\$1,406	-\$1,448
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	-\$480	-\$494	-\$509	-\$524	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,338	-\$5,498	-\$5,663	-\$5,833	-\$6,008	-\$6,188	-\$6,374	-\$6,565	-\$6,762	-\$6,965

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	\$16,731	\$17,233	\$17,750	\$18,282	\$18,831	\$19,396	\$19,977	\$20,577	\$21,194	\$21,830
- Mortgage Payments	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839	-\$16,839
= Cash Flow	-\$108	\$394	\$911	\$1,443	\$1,992	\$2,557	\$3,139	\$3,738	\$4,355	\$4,991
+ Principal Reduction	\$2,574	\$2,743	\$2,923	\$3,115	\$3,320	\$3,538	\$3,770	\$4,017	\$4,281	\$4,562
+ Appreciation	\$17,994	\$19,074	\$20,218	\$21,431	\$22,717	\$24,080	\$25,525	\$27,056	\$28,680	\$30,400
= Gross Equity Income	\$20,460	\$22,211	\$24,052	\$25,990	\$28,029	\$30,174	\$32,433	\$34,812	\$37,316	\$39,954
Capitalization Rate	5.3%	5.1%	5.0%	4.8%	4.7%	4.6%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	-0.1%	0.4%	1.0%	1.6%	2.2%	2.8%	3.5%	4.2%	4.8%	5.5%
Return on Equity	21.4%	18.9%	17.1%	15.7%	14.7%	13.8%	13.1%	12.5%	12.0%	11.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$317,894	\$336,968	\$357,186	\$378,617	\$401,334	\$425,414	\$450,939	\$477,995	\$506,675	\$537,075
- Loan Balance	-\$222,351	-\$219,607	-\$216,684	-\$213,569	-\$210,249	-\$206,711	-\$202,942	-\$198,924	-\$194,643	-\$190,081
= Equity	\$95,543	\$117,360	\$140,502	\$165,048	\$191,085	\$218,702	\$247,997	\$279,071	\$312,032	\$346,994
Loan-to-Value Ratio	69.9%	65.2%	60.7%	56.4%	52.4%	48.6%	45.0%	41.6%	38.4%	35.4%
Potential Cash-Out Refi	\$16,070	\$33,118	\$51,205	\$70,394	\$90,751	\$112,349	\$135,263	\$159,572	\$185,363	\$212,726

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$95,543	\$117,360	\$140,502	\$165,048	\$191,085	\$218,702	\$247,997	\$279,071	\$312,032	\$346,994
- Closing Costs	-\$22,253	-\$23,588	-\$25,003	-\$26,503	-\$28,093	-\$29,779	-\$31,566	-\$33,460	-\$35,467	-\$37,595
= Proceeds After Sale	\$73,291	\$93,772	\$115,499	\$138,545	\$162,991	\$188,923	\$216,431	\$245,611	\$276,565	\$309,399
+ Cumulative Cash Flow	-\$108	\$286	\$1,197	\$2,640	\$4,632	\$7,189	\$10,327	\$14,065	\$18,420	\$23,411
- Approximate Cash Invest	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970	-\$89,970
= Net Profit	-\$16,787	\$4,088	\$26,725	\$51,215	\$77,653	\$106,142	\$136,789	\$169,706	\$205,015	\$242,840
Internal Rate of Return	-18.7%	2.2%	9.1%	12.0%	13.3%	14.0%	14.3%	14.4%	14.4%	14.3%
Return on Investment	-18.7%	4.5%	29.7%	56.9%	86.3%	118.0%	152.0%	188.6%	227.9%	269.9%

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