

10 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	\$24,480	\$25,214	\$25,971	\$26,750	\$27,552	\$28,379	\$29,230	\$30,107	\$31,011	\$31,941
Vacancy Losses	-\$1,958	-\$2,017	-\$2,078	-\$2,140	-\$2,204	-\$2,270	-\$2,338	-\$2,409	-\$2,481	-\$2,555
Operating Income	\$22,522	\$23,197	\$23,893	\$24,610	\$25,348	\$26,109	\$26,892	\$27,699	\$28,530	\$29,386

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,124	-\$4,247	-\$4,375	-\$4,506	-\$4,641	-\$4,781	-\$4,924	-\$5,072	-\$5,224	-\$5,381
Insurance	-\$1,254	-\$1,291	-\$1,330	-\$1,370	-\$1,411	-\$1,453	-\$1,497	-\$1,542	-\$1,588	-\$1,636
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	-\$490	-\$504	-\$519	-\$535	-\$551	-\$568	-\$585	-\$602	-\$620	-\$639
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,867	-\$6,043	-\$6,224	-\$6,411	-\$6,603	-\$6,801	-\$7,005	-\$7,216	-\$7,432	-\$7,655

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	\$16,655	\$17,154	\$17,669	\$18,199	\$18,745	\$19,307	\$19,886	\$20,483	\$21,098	\$21,731
- Mortgage Payments	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411	-\$15,411
= Cash Flow	\$1,243	\$1,743	\$2,258	\$2,788	\$3,334	\$3,896	\$4,475	\$5,072	\$5,686	\$6,319
+ Principal Reduction	\$2,638	\$2,801	\$2,973	\$3,156	\$3,350	\$3,557	\$3,776	\$4,008	\$4,255	\$4,517
+ Appreciation	\$19,794	\$20,982	\$22,241	\$23,575	\$24,989	\$26,489	\$28,078	\$29,763	\$31,549	\$33,442
= Gross Equity Income	\$23,676	\$25,525	\$27,471	\$29,519	\$31,674	\$33,942	\$36,329	\$38,843	\$41,490	\$44,278
Capitalization Rate	4.8%	4.6%	4.5%	4.4%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%
Cash on Cash Return	0.9%	1.3%	1.7%	2.1%	2.5%	3.0%	3.4%	3.8%	4.3%	4.8%
Return on Equity	17.2%	15.8%	14.7%	13.8%	13.1%	12.5%	12.0%	11.5%	11.1%	10.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$349,694	\$370,676	\$392,916	\$416,491	\$441,481	\$467,969	\$496,048	\$525,810	\$557,359	\$590,801
- Loan Balance	-\$211,797	-\$208,996	-\$206,023	-\$202,867	-\$199,516	-\$195,960	-\$192,184	-\$188,175	-\$183,920	-\$179,403
= Equity	\$137,897	\$161,680	\$186,893	\$213,624	\$241,964	\$272,010	\$303,864	\$337,635	\$373,439	\$411,397
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.2%	41.9%	38.7%	35.8%	33.0%	30.4%
Potential Cash-Out Refi	\$50,474	\$69,011	\$88,664	\$109,502	\$131,594	\$155,018	\$179,852	\$206,182	\$234,099	\$263,697

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,897	\$161,680	\$186,893	\$213,624	\$241,964	\$272,010	\$303,864	\$337,635	\$373,439	\$411,397
- Closing Costs	-\$24,479	-\$25,947	-\$27,504	-\$29,154	-\$30,904	-\$32,758	-\$34,723	-\$36,807	-\$39,015	-\$41,356
= Proceeds After Sale	\$113,419	\$135,732	\$159,389	\$184,470	\$211,061	\$239,252	\$269,141	\$300,828	\$334,424	\$370,041
+ Cumulative Cash Flow	\$1,243	\$2,986	\$5,244	\$8,032	\$11,365	\$15,262	\$19,737	\$24,809	\$30,495	\$36,814
- Approximate Cash Invest	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960	-\$131,960
= Net Profit	-\$17,298	\$6,759	\$32,673	\$60,542	\$90,466	\$122,554	\$156,917	\$193,677	\$232,959	\$274,896
Internal Rate of Return	-13.1%	2.5%	7.7%	10.0%	11.2%	11.9%	12.2%	12.4%	12.4%	12.4%
Return on Investment	-13.1%	5.1%	24.8%	45.9%	68.6%	92.9%	118.9%	146.8%	176.5%	208.3%

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