

10 Year Performance Projection

Brand New Edmond SFH

Edmond, OK 73013

3bd | 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	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Vacancy Losses	-\$1,920	-\$1,978	-\$2,037	-\$2,098	-\$2,161	-\$2,226	-\$2,293	-\$2,361	-\$2,432	-\$2,505
Operating Income	\$22,080	\$22,742	\$23,425	\$24,127	\$24,851	\$25,597	\$26,365	\$27,156	\$27,970	\$28,809

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,685	-\$3,796	-\$3,909	-\$4,027	-\$4,147	-\$4,272	-\$4,400	-\$4,532	-\$4,668	-\$4,808
Insurance	-\$1,340	-\$1,380	-\$1,422	-\$1,464	-\$1,508	-\$1,553	-\$1,600	-\$1,648	-\$1,697	-\$1,748
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	-\$288	-\$297	-\$306	-\$315	-\$324	-\$334	-\$344	-\$354	-\$365	-\$376
Maintenance	-\$480	-\$494	-\$509	-\$525	-\$540	-\$556	-\$573	-\$590	-\$608	-\$626
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$5,793	-\$5,967	-\$6,146	-\$6,330	-\$6,520	-\$6,716	-\$6,917	-\$7,125	-\$7,338	-\$7,559

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	\$16,287	\$16,776	\$17,279	\$17,797	\$18,331	\$18,881	\$19,448	\$20,031	\$20,632	\$21,251
- Mortgage Payments	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457	-\$15,457
= Cash Flow	\$830	\$1,319	\$1,822	\$2,340	\$2,874	\$3,424	\$3,991	\$4,574	\$5,175	\$5,794
+ Principal Reduction	\$2,737	\$2,902	\$3,077	\$3,263	\$3,460	\$3,669	\$3,890	\$4,125	\$4,374	\$4,638
+ Appreciation	\$20,100	\$21,306	\$22,584	\$23,939	\$25,376	\$26,898	\$28,512	\$30,223	\$32,036	\$33,959
= Gross Equity Income	\$23,667	\$25,527	\$27,484	\$29,543	\$31,710	\$33,991	\$36,393	\$38,922	\$41,585	\$44,391
Capitalization Rate	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.6%	3.5%
Cash on Cash Return	0.6%	1.0%	1.4%	1.7%	2.1%	2.6%	3.0%	3.4%	3.9%	4.3%
Return on Equity	16.9%	15.5%	14.5%	13.6%	12.9%	12.3%	11.8%	11.3%	11.0%	10.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$355,100	\$376,406	\$398,990	\$422,930	\$448,306	\$475,204	\$503,716	\$533,939	\$565,975	\$599,934
- Loan Balance	-\$215,013	-\$212,111	-\$209,034	-\$205,771	-\$202,311	-\$198,642	-\$194,751	-\$190,626	-\$186,252	-\$181,614
= Equity	\$140,087	\$164,295	\$189,957	\$217,159	\$245,995	\$276,562	\$308,965	\$343,313	\$379,723	\$418,320
Loan-to-Value Ratio	60.6%	56.4%	52.4%	48.7%	45.1%	41.8%	38.7%	35.7%	32.9%	30.3%
Potential Cash-Out Refi	\$51,312	\$70,194	\$90,209	\$111,427	\$133,919	\$157,761	\$183,036	\$209,828	\$238,229	\$268,336

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$140,087	\$164,295	\$189,957	\$217,159	\$245,995	\$276,562	\$308,965	\$343,313	\$379,723	\$418,320
- Closing Costs	-\$24,857	-\$26,348	-\$27,929	-\$29,605	-\$31,381	-\$33,264	-\$35,260	-\$37,376	-\$39,618	-\$41,995
= Proceeds After Sale	\$115,230	\$137,947	\$162,027	\$187,554	\$214,614	\$243,298	\$273,705	\$305,937	\$340,105	\$376,324
+ Cumulative Cash Flow	\$830	\$2,149	\$3,971	\$6,311	\$9,186	\$12,610	\$16,601	\$21,175	\$26,350	\$32,144
- Approximate Cash Invest	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000	-\$134,000
= Net Profit	-\$17,940	\$6,096	\$31,998	\$59,865	\$89,799	\$121,908	\$156,305	\$193,112	\$232,455	\$274,468
Internal Rate of Return	-13.4%	2.3%	7.4%	9.8%	11.0%	11.6%	11.9%	12.1%	12.2%	12.2%
Return on Investment	-13.4%	4.5%	23.9%	44.7%	67.0%	91.0%	116.6%	144.1%	173.5%	204.8%

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