

10 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-219K

Oklahoma City, OK 73179

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	\$18,900	\$19,467	\$20,051	\$20,653	\$21,272	\$21,910	\$22,568	\$23,245	\$23,942	\$24,660
Vacancy Losses	-\$1,512	-\$1,557	-\$1,604	-\$1,652	-\$1,702	-\$1,753	-\$1,805	-\$1,860	-\$1,915	-\$1,973
Operating Income	\$17,388	\$17,910	\$18,447	\$19,000	\$19,570	\$20,157	\$20,762	\$21,385	\$22,027	\$22,687

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,639	-\$2,718	-\$2,800	-\$2,883	-\$2,970	-\$3,059	-\$3,151	-\$3,245	-\$3,343	-\$3,443
Insurance	-\$880	-\$906	-\$933	-\$961	-\$990	-\$1,020	-\$1,050	-\$1,082	-\$1,114	-\$1,148
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	-\$378	-\$389	-\$401	-\$413	-\$425	-\$438	-\$451	-\$465	-\$479	-\$493
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,896	-\$4,013	-\$4,134	-\$4,258	-\$4,385	-\$4,517	-\$4,653	-\$4,792	-\$4,936	-\$5,084

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	\$13,492	\$13,896	\$14,313	\$14,743	\$15,185	\$15,640	\$16,110	\$16,593	\$17,091	\$17,603
- Mortgage Payments	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853	-\$11,853
= Cash Flow	\$1,639	\$2,043	\$2,460	\$2,890	\$3,332	\$3,787	\$4,257	\$4,740	\$5,238	\$5,750
+ Principal Reduction	\$2,029	\$2,154	\$2,287	\$2,427	\$2,577	\$2,736	\$2,904	\$3,083	\$3,273	\$3,474
+ Appreciation	\$13,194	\$13,986	\$14,825	\$15,714	\$16,657	\$17,657	\$18,716	\$19,839	\$21,029	\$22,291
= Gross Equity Income	\$16,862	\$18,183	\$19,572	\$21,031	\$22,566	\$24,180	\$25,877	\$27,662	\$29,540	\$31,516
Capitalization Rate	5.8%	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%	4.5%
Cash on Cash Return	2.5%	3.1%	3.7%	4.4%	5.1%	5.7%	6.5%	7.2%	7.9%	8.7%
Return on Equity	24.0%	21.1%	18.9%	17.3%	16.0%	15.0%	14.2%	13.4%	12.8%	12.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$233,094	\$247,080	\$261,904	\$277,619	\$294,276	\$311,932	\$330,648	\$350,487	\$371,516	\$393,807
- Loan Balance	-\$162,896	-\$160,742	-\$158,455	-\$156,028	-\$153,451	-\$150,715	-\$147,811	-\$144,728	-\$141,456	-\$137,982
= Equity	\$70,198	\$86,338	\$103,449	\$121,591	\$140,825	\$161,217	\$182,837	\$205,759	\$230,061	\$255,826
Loan-to-Value Ratio	69.9%	65.1%	60.5%	56.2%	52.1%	48.3%	44.7%	41.3%	38.1%	35.0%
Potential Cash-Out Refi	\$11,925	\$24,568	\$37,973	\$52,186	\$67,256	\$83,234	\$100,175	\$118,137	\$137,182	\$157,374

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$70,198	\$86,338	\$103,449	\$121,591	\$140,825	\$161,217	\$182,837	\$205,759	\$230,061	\$255,826
- Closing Costs	-\$16,317	-\$17,296	-\$18,333	-\$19,433	-\$20,599	-\$21,835	-\$23,145	-\$24,534	-\$26,006	-\$27,567
= Proceeds After Sale	\$53,882	\$69,042	\$85,116	\$102,158	\$120,226	\$139,382	\$159,692	\$181,225	\$204,055	\$228,259
+ Cumulative Cash Flow	\$1,639	\$3,682	\$6,142	\$9,032	\$12,364	\$16,151	\$20,408	\$25,148	\$30,386	\$36,136
- Approximate Cash Invest	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970	-\$65,970
= Net Profit	-\$10,450	\$6,754	\$25,288	\$45,219	\$66,619	\$89,563	\$114,130	\$140,403	\$168,470	\$198,425
Internal Rate of Return	-15.8%	5.1%	11.7%	14.4%	15.6%	16.1%	16.3%	16.4%	16.3%	16.1%
Return on Investment	-15.8%	10.2%	38.3%	68.5%	101.0%	135.8%	173.0%	212.8%	255.4%	300.8%

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