

10 Year Performance Projection

New Lawton Construction Duplex
Lawton, OK 73505
6bd | 4ba | 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	\$31,920	\$32,878	\$33,864	\$34,880	\$35,926	\$37,004	\$38,114	\$39,258	\$40,435	\$41,648
Vacancy Losses	-\$2,554	-\$2,630	-\$2,709	-\$2,790	-\$2,874	-\$2,960	-\$3,049	-\$3,141	-\$3,235	-\$3,332
Operating Income	\$29,366	\$30,247	\$31,155	\$32,089	\$33,052	\$34,044	\$35,065	\$36,117	\$37,200	\$38,316

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,296	-\$4,425	-\$4,558	-\$4,694	-\$4,835	-\$4,980	-\$5,130	-\$5,284	-\$5,442	-\$5,605
Insurance	-\$1,396	-\$1,438	-\$1,481	-\$1,526	-\$1,571	-\$1,619	-\$1,667	-\$1,717	-\$1,769	-\$1,822
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	-\$638	-\$658	-\$677	-\$698	-\$719	-\$740	-\$762	-\$785	-\$809	-\$833
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,331	-\$6,521	-\$6,716	-\$6,918	-\$7,125	-\$7,339	-\$7,559	-\$7,786	-\$8,019	-\$8,260

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	\$23,036	\$23,727	\$24,439	\$25,172	\$25,927	\$26,705	\$27,506	\$28,331	\$29,181	\$30,056
- Mortgage Payments	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577	-\$19,577
= Cash Flow	\$3,459	\$4,150	\$4,862	\$5,595	\$6,350	\$7,128	\$7,929	\$8,754	\$9,604	\$10,479
+ Principal Reduction	\$3,221	\$3,424	\$3,640	\$3,869	\$4,113	\$4,372	\$4,647	\$4,940	\$5,251	\$5,582
+ Appreciation	\$21,480	\$22,769	\$24,135	\$25,583	\$27,118	\$28,745	\$30,470	\$32,298	\$34,236	\$36,290
= Gross Equity Income	\$28,160	\$30,342	\$32,636	\$35,047	\$37,580	\$40,244	\$43,046	\$45,992	\$49,091	\$52,351
Capitalization Rate	6.1%	5.9%	5.7%	5.6%	5.4%	5.3%	5.1%	5.0%	4.8%	4.7%
Cash on Cash Return	3.2%	3.9%	4.5%	5.2%	5.9%	6.6%	7.4%	8.2%	8.9%	9.8%
Return on Equity	24.7%	21.6%	19.4%	17.7%	16.4%	15.4%	14.5%	13.8%	13.1%	12.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$379,480	\$402,249	\$426,384	\$451,967	\$479,085	\$507,830	\$538,300	\$570,598	\$604,833	\$641,123
- Loan Balance	-\$265,279	-\$261,855	-\$258,216	-\$254,347	-\$250,234	-\$245,862	-\$241,215	-\$236,275	-\$231,024	-\$225,443
= Equity	\$114,201	\$140,394	\$168,168	\$197,620	\$228,851	\$261,967	\$297,084	\$334,322	\$373,809	\$415,681
Loan-to-Value Ratio	69.9%	65.1%	60.6%	56.3%	52.2%	48.4%	44.8%	41.4%	38.2%	35.2%
Potential Cash-Out Refi	\$19,331	\$39,831	\$61,572	\$84,628	\$109,079	\$135,010	\$162,509	\$191,673	\$222,601	\$255,400

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$114,201	\$140,394	\$168,168	\$197,620	\$228,851	\$261,967	\$297,084	\$334,322	\$373,809	\$415,681
- Closing Costs	-\$26,564	-\$28,157	-\$29,847	-\$31,638	-\$33,536	-\$35,548	-\$37,681	-\$39,942	-\$42,338	-\$44,879
= Proceeds After Sale	\$87,637	\$112,236	\$138,321	\$165,982	\$195,315	\$226,419	\$259,403	\$294,380	\$331,471	\$370,802
+ Cumulative Cash Flow	\$3,459	\$7,608	\$12,470	\$18,065	\$24,414	\$31,542	\$39,471	\$48,225	\$57,829	\$68,308
- Approximate Cash Invest	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400
= Net Profit	-\$16,304	\$12,445	\$43,391	\$76,647	\$112,329	\$150,561	\$191,474	\$235,205	\$281,899	\$331,710
Internal Rate of Return	-15.2%	5.7%	12.3%	15.0%	16.2%	16.7%	16.9%	16.9%	16.8%	16.6%
Return on Investment	-15.2%	11.6%	40.4%	71.4%	104.6%	140.2%	178.3%	219.0%	262.5%	308.9%

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