

10 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!!  
Yukon, OK 73099  
6bd | 4ba | Built: 2024

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Vacancy Losses	-\$2,880	-\$2,966	-\$3,055	-\$3,147	-\$3,241	-\$3,339	-\$3,439	-\$3,542	-\$3,648	-\$3,758
Operating Income	\$33,120	\$34,114	\$35,137	\$36,191	\$37,277	\$38,395	\$39,547	\$40,733	\$41,955	\$43,214

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,406	-\$5,568	-\$5,735	-\$5,908	-\$6,085	-\$6,267	-\$6,455	-\$6,649	-\$6,848	-\$7,054
Insurance	-\$1,644	-\$1,693	-\$1,744	-\$1,796	-\$1,850	-\$1,905	-\$1,962	-\$2,021	-\$2,082	-\$2,144
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	-\$720	-\$742	-\$764	-\$787	-\$810	-\$835	-\$860	-\$886	-\$912	-\$939
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$7,770	-\$8,003	-\$8,243	-\$8,490	-\$8,745	-\$9,007	-\$9,277	-\$9,556	-\$9,842	-\$10,138

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	\$25,350	\$26,111	\$26,894	\$27,701	\$28,532	\$29,388	\$30,270	\$31,178	\$32,113	\$33,076
- Mortgage Payments	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651	-\$23,651
= Cash Flow	\$1,699	\$2,459	\$3,243	\$4,050	\$4,881	\$5,737	\$6,618	\$7,526	\$8,462	\$9,425
+ Principal Reduction	\$3,891	\$4,136	\$4,397	\$4,674	\$4,969	\$5,282	\$5,614	\$5,968	\$6,344	\$6,744
+ Appreciation	\$25,950	\$27,507	\$29,157	\$30,907	\$32,761	\$34,727	\$36,811	\$39,019	\$41,360	\$43,842
= Gross Equity Income	\$31,540	\$34,103	\$36,797	\$39,631	\$42,611	\$45,745	\$49,043	\$52,514	\$56,166	\$60,011
Capitalization Rate	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
Cash on Cash Return	1.3%	1.9%	2.5%	3.1%	3.8%	4.4%	5.1%	5.8%	6.5%	7.3%
Return on Equity	22.9%	20.1%	18.1%	16.6%	15.4%	14.5%	13.7%	13.0%	12.4%	11.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$458,450	\$485,957	\$515,114	\$546,021	\$578,783	\$613,510	\$650,320	\$689,339	\$730,700	\$774,542
- Loan Balance	-\$320,484	-\$316,347	-\$311,950	-\$307,276	-\$302,307	-\$297,026	-\$291,411	-\$285,443	-\$279,099	-\$272,356
= Equity	\$137,966	\$169,610	\$203,164	\$238,745	\$276,475	\$316,484	\$358,909	\$403,896	\$451,600	\$502,186
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	\$23,354	\$48,121	\$74,386	\$102,240	\$131,780	\$163,106	\$196,329	\$231,561	\$268,925	\$308,550

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$137,966	\$169,610	\$203,164	\$238,745	\$276,475	\$316,484	\$358,909	\$403,896	\$451,600	\$502,186
- Closing Costs	-\$32,092	-\$34,017	-\$36,058	-\$38,221	-\$40,515	-\$42,946	-\$45,522	-\$48,254	-\$51,149	-\$54,218
= Proceeds After Sale	\$105,875	\$135,593	\$167,106	\$200,524	\$235,960	\$273,538	\$313,386	\$355,642	\$400,451	\$447,968
+ Cumulative Cash Flow	\$1,699	\$4,158	\$7,401	\$11,451	\$16,332	\$22,068	\$28,686	\$36,213	\$44,674	\$54,099
- Approximate Cash Invest	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750	-\$129,750
= Net Profit	-\$22,176	\$10,001	\$44,758	\$82,225	\$122,542	\$165,856	\$212,323	\$262,105	\$315,376	\$372,317
Internal Rate of Return	-17.1%	3.8%	10.5%	13.3%	14.6%	15.2%	15.4%	15.5%	15.4%	15.3%
Return on Investment	-17.1%	7.7%	34.5%	63.4%	94.4%	127.8%	163.6%	202.0%	243.1%	286.9%

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