

## 10 Year Performance Projection

Free PM for 1 Year!  
 Memphis, TN 38109  
 3bd | 1ba | Built: 1961

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$13,140	\$13,534	\$13,940	\$14,358	\$14,789	\$15,233	\$15,690	\$16,161	\$16,645	\$17,145
Vacancy Losses	-\$1,051	-\$1,083	-\$1,115	-\$1,149	-\$1,183	-\$1,219	-\$1,255	-\$1,293	-\$1,332	-\$1,372
<b>Operating Income</b>	<b>\$12,089</b>	<b>\$12,451</b>	<b>\$12,825</b>	<b>\$13,210</b>	<b>\$13,606</b>	<b>\$14,014</b>	<b>\$14,435</b>	<b>\$14,868</b>	<b>\$15,314</b>	<b>\$15,773</b>

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$804	-\$828	-\$853	-\$879	-\$905	-\$932	-\$960	-\$989	-\$1,019	-\$1,049
Insurance	-\$689	-\$710	-\$731	-\$753	-\$776	-\$799	-\$823	-\$848	-\$873	-\$900
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	-\$1,051	-\$1,083	-\$1,115	-\$1,149	-\$1,183	-\$1,219	-\$1,255	-\$1,293	-\$1,332	-\$1,372
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$2,545</b>	<b>-\$2,621</b>	<b>-\$2,700</b>	<b>-\$2,781</b>	<b>-\$2,864</b>	<b>-\$2,950</b>	<b>-\$3,039</b>	<b>-\$3,130</b>	<b>-\$3,224</b>	<b>-\$3,321</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income</b>	<b>\$9,544</b>	<b>\$9,830</b>	<b>\$10,125</b>	<b>\$10,429</b>	<b>\$10,742</b>	<b>\$11,064</b>	<b>\$11,396</b>	<b>\$11,738</b>	<b>\$12,090</b>	<b>\$12,453</b>
- Mortgage Payments	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200	-\$6,200
<b>= Cash Flow</b>	<b>\$3,344</b>	<b>\$3,630</b>	<b>\$3,925</b>	<b>\$4,229</b>	<b>\$4,542</b>	<b>\$4,864</b>	<b>\$5,196</b>	<b>\$5,538</b>	<b>\$5,890</b>	<b>\$6,253</b>
+ Principal Reduction	\$1,058	\$1,123	\$1,193	\$1,266	\$1,344	\$1,427	\$1,515	\$1,609	\$1,708	\$1,813
+ Appreciation	\$6,894	\$7,308	\$7,746	\$8,211	\$8,704	\$9,226	\$9,779	\$10,366	\$10,988	\$11,647
<b>= Gross Equity Income</b>	<b>\$11,296</b>	<b>\$12,061</b>	<b>\$12,864</b>	<b>\$13,706</b>	<b>\$14,590</b>	<b>\$15,517</b>	<b>\$16,491</b>	<b>\$17,513</b>	<b>\$18,586</b>	<b>\$19,713</b>
Capitalization Rate	7.8%	7.6%	7.4%	7.2%	7.0%	6.8%	6.6%	6.4%	6.2%	6.1%
Cash on Cash Return	10.0%	10.9%	11.8%	12.7%	13.6%	14.6%	15.6%	16.6%	17.7%	18.8%
Return on Equity	30.8%	26.7%	23.8%	21.6%	19.8%	18.4%	17.3%	16.3%	15.5%	14.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$121,794	\$129,102	\$136,848	\$145,059	\$153,762	\$162,988	\$172,767	\$183,133	\$194,121	\$205,768
- Loan Balance	-\$85,117	-\$83,993	-\$82,801	-\$81,534	-\$80,190	-\$78,762	-\$77,247	-\$75,638	-\$73,930	-\$72,117
<b>= Equity</b>	<b>\$36,677</b>	<b>\$45,108</b>	<b>\$54,047</b>	<b>\$63,524</b>	<b>\$73,572</b>	<b>\$84,225</b>	<b>\$95,520</b>	<b>\$107,495</b>	<b>\$120,191</b>	<b>\$133,652</b>
Loan-to-Value Ratio	69.9%	65.1%	60.5%	56.2%	52.2%	48.3%	44.7%	41.3%	38.1%	35.0%
Potential Cash-Out Refi	\$24,498	\$32,198	\$40,362	\$49,019	\$58,196	\$67,927	\$78,243	\$89,182	\$100,779	\$113,075

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$36,677	\$45,108	\$54,047	\$63,524	\$73,572	\$84,225	\$95,520	\$107,495	\$120,191	\$133,652
- Closing Costs	-\$8,526	-\$9,037	-\$9,579	-\$10,154	-\$10,763	-\$11,409	-\$12,094	-\$12,819	-\$13,588	-\$14,404
<b>= Proceeds After Sale</b>	<b>\$28,152</b>	<b>\$36,071</b>	<b>\$44,468</b>	<b>\$53,370</b>	<b>\$62,809</b>	<b>\$72,816</b>	<b>\$83,426</b>	<b>\$94,676</b>	<b>\$106,603</b>	<b>\$119,248</b>
+ Cumulative Cash Flow	\$3,344	\$6,974	\$10,899	\$15,128	\$19,670	\$24,534	\$29,730	\$35,268	\$41,158	\$47,411
- Approximate Cash Invest	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321	-\$33,321
<b>= Net Profit</b>	<b>-\$1,825</b>	<b>\$9,724</b>	<b>\$22,046</b>	<b>\$35,178</b>	<b>\$49,158</b>	<b>\$64,030</b>	<b>\$79,836</b>	<b>\$96,623</b>	<b>\$114,440</b>	<b>\$133,338</b>
Internal Rate of Return	-5.5%	14.3%	20.0%	22.0%	22.7%	22.9%	22.7%	22.5%	22.2%	21.8%
Return on Investment	-5.5%	29.2%	66.2%	105.6%	147.5%	192.2%	239.6%	290.0%	343.4%	400.2%

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