

10 Year Performance Projection

New Construction in Tuscaloosa

Vance, AL 35490

4bd | 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	\$20,700	\$21,528	\$22,389	\$23,285	\$24,216	\$25,185	\$26,192	\$27,240	\$28,329	\$29,463
Vacancy Losses	-\$1,656	-\$1,722	-\$1,791	-\$1,863	-\$1,937	-\$2,015	-\$2,095	-\$2,179	-\$2,266	-\$2,357
Operating Income	\$19,044	\$19,806	\$20,598	\$21,422	\$22,279	\$23,170	\$24,097	\$25,061	\$26,063	\$27,106

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,738	-\$1,790	-\$1,844	-\$1,899	-\$1,956	-\$2,015	-\$2,075	-\$2,138	-\$2,202	-\$2,268
Insurance	-\$1,070	-\$1,102	-\$1,135	-\$1,169	-\$1,204	-\$1,240	-\$1,277	-\$1,315	-\$1,355	-\$1,396
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	-\$300	-\$309	-\$318	-\$328	-\$338	-\$348	-\$358	-\$369	-\$380	-\$391
Maintenance	-\$414	-\$426	-\$439	-\$452	-\$466	-\$480	-\$494	-\$509	-\$524	-\$540
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$3,522	-\$3,627	-\$3,736	-\$3,848	-\$3,964	-\$4,083	-\$4,205	-\$4,331	-\$4,461	-\$4,595

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	\$15,522	\$16,178	\$16,862	\$17,574	\$18,315	\$19,087	\$19,892	\$20,729	\$21,602	\$22,511
- Mortgage Payments	-\$11,317	-\$11,317	-\$11,317	-\$11,317	-\$11,317	-\$11,317	-\$11,317	-\$11,776	-\$11,776	-\$11,776
= Cash Flow	\$4,206	\$4,862	\$5,545	\$6,257	\$6,998	\$7,771	\$8,575	\$8,954	\$9,826	\$10,735
+ Principal Reduction	\$3,609	\$3,751	\$3,899	\$4,053	\$4,213	\$4,379	\$4,552	\$7,133	\$7,331	\$7,535
+ Appreciation	\$16,044	\$17,007	\$18,027	\$19,109	\$20,255	\$21,470	\$22,759	\$24,124	\$25,572	\$27,106
= Gross Equity Income	\$23,859	\$25,620	\$27,472	\$29,419	\$31,467	\$33,620	\$35,886	\$40,211	\$42,729	\$45,376
Capitalization Rate	5.5%	5.4%	5.3%	5.2%	5.1%	5.0%	4.9%	4.9%	4.8%	4.7%
Cash on Cash Return	5.9%	6.8%	7.8%	8.7%	9.8%	10.9%	12.0%	12.5%	13.7%	15.0%
Return on Equity	27.6%	23.9%	21.3%	19.3%	17.8%	16.6%	15.6%	15.4%	14.5%	13.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$283,444	\$300,451	\$318,478	\$337,586	\$357,842	\$379,312	\$402,071	\$426,195	\$451,767	\$478,873
- Loan Balance	-\$196,941	-\$193,190	-\$189,290	-\$185,237	-\$181,024	-\$176,645	-\$172,093	-\$164,960	-\$157,629	-\$150,094
= Equity	\$86,503	\$107,261	\$129,188	\$152,349	\$176,818	\$202,667	\$229,978	\$261,235	\$294,138	\$328,779
Loan-to-Value Ratio	69.5%	64.3%	59.4%	54.9%	50.6%	46.6%	42.8%	38.7%	34.9%	31.3%
Potential Cash-Out Refi	\$29,814	\$47,171	\$65,492	\$84,832	\$105,249	\$126,805	\$149,564	\$175,996	\$203,784	\$233,005

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$86,503	\$107,261	\$129,188	\$152,349	\$176,818	\$202,667	\$229,978	\$261,235	\$294,138	\$328,779
- Closing Costs	-\$19,841	-\$21,032	-\$22,293	-\$23,631	-\$25,049	-\$26,552	-\$28,145	-\$29,834	-\$31,624	-\$33,521
= Proceeds After Sale	\$66,662	\$86,230	\$106,894	\$128,718	\$151,769	\$176,116	\$201,833	\$231,401	\$262,514	\$295,258
+ Cumulative Cash Flow	\$4,206	\$9,067	\$14,612	\$20,869	\$27,868	\$35,638	\$44,213	\$53,167	\$62,993	\$73,728
- Approximate Cash Invest	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530	-\$71,530
= Net Profit	-\$662	\$23,767	\$49,977	\$78,058	\$108,107	\$140,224	\$174,517	\$213,039	\$253,978	\$297,457
Internal Rate of Return	-0.9%	15.8%	20.2%	21.6%	21.9%	21.8%	21.5%	21.3%	20.9%	20.6%
Return on Investment	-0.9%	33.2%	69.9%	109.1%	151.1%	196.0%	244.0%	297.8%	355.1%	415.9%

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

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