

Ten Year Performance Projection

Brand New Duplex with Garage in Chickasha  
Oklahoma  
4bd | 4ba | 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   | \$31,680 | \$32,630 | \$33,609 | \$34,618 | \$35,656 | \$36,726 | \$37,828 | \$38,962 | \$40,131 | \$41,335 |
| Vacancy Losses   | -\$2,534 | -\$2,610 | -\$2,689 | -\$2,769 | -\$2,852 | -\$2,938 | -\$3,026 | -\$3,117 | -\$3,211 | -\$3,307 |
| Operating Income | \$29,146 | \$30,020 | \$30,921 | \$31,848 | \$32,804 | \$33,788 | \$34,801 | \$35,845 | \$36,921 | \$38,028 |

| Estimated Expenses       | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|--------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Property Taxes           | -\$4,140 | -\$4,293 | -\$4,452 | -\$4,617 | -\$4,788 | -\$4,965 | -\$5,148 | -\$5,339 | -\$5,536 | -\$5,741 |
| Insurance                | -\$1,518 | -\$1,574 | -\$1,632 | -\$1,693 | -\$1,755 | -\$1,820 | -\$1,888 | -\$1,958 | -\$2,030 | -\$2,105 |
| 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              | -\$634   | -\$657   | -\$681   | -\$707   | -\$733   | -\$760   | -\$788   | -\$817   | -\$847   | -\$879   |
| Other                    | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     | -\$0     |
| Operating Expenses       | -\$6,292 | -\$6,524 | -\$6,766 | -\$7,016 | -\$7,276 | -\$7,545 | -\$7,824 | -\$8,114 | -\$8,414 | -\$8,725 |

| 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  | \$22,854  | \$23,496  | \$24,155  | \$24,832  | \$25,528  | \$26,243  | \$26,977  | \$27,732  | \$28,507  | \$29,303  |
| - Mortgage Payments   | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 | -\$19,626 |
| = Cash Flow           | \$3,228   | \$3,870   | \$4,529   | \$5,206   | \$5,902   | \$6,617   | \$7,352   | \$8,106   | \$8,881   | \$9,678   |
| + Principal Reduction | \$2,892   | \$3,086   | \$3,293   | \$3,513   | \$3,748   | \$3,999   | \$4,267   | \$4,553   | \$4,858   | \$5,183   |
| + Appreciation        | \$17,250  | \$18,112  | \$19,018  | \$19,969  | \$20,967  | \$22,016  | \$23,117  | \$24,272  | \$25,486  | \$26,760  |
| = Gross Equity Income | \$23,370  | \$25,068  | \$26,840  | \$28,688  | \$30,618  | \$32,632  | \$34,735  | \$36,932  | \$39,225  | \$41,621  |
| Capitalization Rate   | 6.3%      | 6.2%      | 6.0%      | 5.9%      | 5.8%      | 5.7%      | 5.6%      | 5.4%      | 5.3%      | 5.2%      |
| Cash on Cash Return   | 3.1%      | 3.7%      | 4.4%      | 5.0%      | 5.7%      | 6.4%      | 7.1%      | 7.8%      | 8.6%      | 9.4%      |
| Return on Equity      | 22.0%     | 19.6%     | 17.9%     | 16.5%     | 15.5%     | 14.6%     | 13.8%     | 13.2%     | 12.6%     | 12.1%     |

| Loan Analysis           | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10    |
|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Market Value            | \$362,250  | \$380,362  | \$399,381  | \$419,350  | \$440,317  | \$462,333  | \$485,450  | \$509,722  | \$535,208  | \$561,969  |
| - Loan Balance          | -\$255,858 | -\$252,772 | -\$249,479 | -\$245,966 | -\$242,218 | -\$238,219 | -\$233,952 | -\$229,399 | -\$224,541 | -\$219,358 |
| = Equity                | \$106,392  | \$127,591  | \$149,901  | \$173,383  | \$198,099  | \$224,114  | \$251,498  | \$280,324  | \$310,667  | \$342,611  |
| Loan-to-Value Ratio     | 70.6%      | 66.5%      | 62.5%      | 58.7%      | 55.0%      | 51.5%      | 48.2%      | 45.0%      | 42.0%      | 39.0%      |
| Potential Cash-Out Refi | \$15,830   | \$32,500   | \$50,056   | \$68,546   | \$88,020   | \$108,531  | \$130,136  | \$152,893  | \$176,865  | \$202,119  |

| Sale Analysis             | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10    |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Equity                    | \$106,392  | \$127,591  | \$149,901  | \$173,383  | \$198,099  | \$224,114  | \$251,498  | \$280,324  | \$310,667  | \$342,611  |
| - Closing Costs           | -\$25,358  | -\$26,625  | -\$27,957  | -\$29,354  | -\$30,822  | -\$32,363  | -\$33,981  | -\$35,681  | -\$37,465  | -\$39,338  |
| = Proceeds After Sale     | \$81,035   | \$100,965  | \$121,945  | \$144,029  | \$167,277  | \$191,751  | \$217,517  | \$244,643  | \$273,203  | \$303,273  |
| + Cumulative Cash Flow    | \$3,228    | \$7,098    | \$11,627   | \$16,833   | \$22,736   | \$29,353   | \$36,704   | \$44,810   | \$53,691   | \$63,369   |
| - Approximate Cash Invest | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 | -\$103,500 |
| = Net Profit              | -\$19,237  | \$4,563    | \$30,072   | \$57,362   | \$86,512   | \$117,603  | \$150,721  | \$185,953  | \$223,394  | \$263,142  |
| Internal Rate of Return   | -18.6%     | 2.2%       | 9.1%       | 12.2%      | 13.6%      | 14.4%      | 14.7%      | 14.9%      | 14.9%      | 14.9%      |
| Return on Investment      | -18.6%     | 4.4%       | 29.1%      | 55.4%      | 83.6%      | 113.6%     | 145.6%     | 179.7%     | 215.8%     | 254.2%     |

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