

Ten Year Performance Projection

New Fully Leased 3/2 Duplex in Lawton!!
Oklahoma
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	-\$4,362	-\$4,523	-\$4,691	-\$4,864	-\$5,044	-\$5,231	-\$5,424	-\$5,625	-\$5,833	-\$6,049
Insurance	-\$1,345	-\$1,395	-\$1,446	-\$1,500	-\$1,555	-\$1,613	-\$1,673	-\$1,734	-\$1,799	-\$1,865
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	-\$662	-\$687	-\$712	-\$738	-\$766	-\$794	-\$823	-\$854	-\$885
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,345	-\$6,580	-\$6,824	-\$7,076	-\$7,338	-\$7,609	-\$7,891	-\$8,183	-\$8,486	-\$8,800

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	\$23,021	\$23,667	\$24,331	\$25,013	\$25,714	\$26,434	\$27,174	\$27,934	\$28,715	\$29,517
- Mortgage Payments	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948
= Cash Flow	\$2,073	\$2,719	\$3,383	\$4,066	\$4,766	\$5,487	\$6,226	\$6,986	\$7,767	\$8,569
+ Principal Reduction	\$2,976	\$3,179	\$3,396	\$3,628	\$3,876	\$4,140	\$4,423	\$4,725	\$5,048	\$5,393
+ Appreciation	\$18,175	\$19,084	\$20,038	\$21,040	\$22,092	\$23,196	\$24,356	\$25,574	\$26,853	\$28,195
= Gross Equity Income	\$23,224	\$24,982	\$26,817	\$28,733	\$30,734	\$32,823	\$35,006	\$37,286	\$39,668	\$42,157
Capitalization Rate	6.0%	5.9%	5.8%	5.7%	5.5%	5.4%	5.3%	5.2%	5.1%	5.0%
Cash on Cash Return	1.8%	2.4%	3.0%	3.6%	4.2%	4.8%	5.5%	6.2%	6.9%	7.6%
Return on Equity	20.7%	18.6%	17.0%	15.8%	14.8%	13.9%	13.2%	12.6%	12.1%	11.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$381,675	\$400,759	\$420,797	\$441,837	\$463,928	\$487,125	\$511,481	\$537,055	\$563,908	\$592,103
- Loan Balance	-\$269,649	-\$266,470	-\$263,074	-\$259,446	-\$255,571	-\$251,430	-\$247,007	-\$242,282	-\$237,233	-\$231,841
= Equity	\$112,026	\$134,288	\$157,722	\$182,390	\$208,358	\$235,695	\$264,474	\$294,773	\$326,674	\$360,263
Loan-to-Value Ratio	70.6%	66.5%	62.5%	58.7%	55.1%	51.6%	48.3%	45.1%	42.1%	39.2%
Potential Cash-Out Refi	\$16,607	\$34,099	\$52,523	\$71,931	\$92,376	\$113,913	\$136,604	\$160,510	\$185,697	\$212,237

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$112,026	\$134,288	\$157,722	\$182,390	\$208,358	\$235,695	\$264,474	\$294,773	\$326,674	\$360,263
- Closing Costs	-\$26,717	-\$28,053	-\$29,456	-\$30,929	-\$32,475	-\$34,099	-\$35,804	-\$37,594	-\$39,474	-\$41,447
= Proceeds After Sale	\$85,308	\$106,235	\$128,267	\$151,462	\$175,883	\$201,596	\$228,670	\$257,180	\$287,201	\$318,815
+ Cumulative Cash Flow	\$2,073	\$4,793	\$8,176	\$12,242	\$17,008	\$22,495	\$28,721	\$35,707	\$43,474	\$52,043
- Approximate Cash Invest	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139
= Net Profit	-\$25,758	-\$2,111	\$23,303	\$50,564	\$79,752	\$110,951	\$144,252	\$179,748	\$217,536	\$257,719
Internal Rate of Return	-22.8%	-0.9%	6.6%	9.9%	11.7%	12.6%	13.1%	13.4%	13.5%	13.6%
Return on Investment	-22.8%	-1.9%	20.6%	44.7%	70.5%	98.1%	127.5%	158.9%	192.3%	227.8%

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