Ten Year Performance Projection

45 padsplit
Georgia
8bd | 7ba | Built: 1962 | Remodeled: 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	$93,600	$96,408	$99,300	$102,279	$105,348	$108,508	$111,763	$115,116	$118,570	$122,127
Vacancy Losses	-$9,360	-$9,641	-$9,930	-$10,228	-$10,535	-$10,851	-$11,176	-$11,512	-$11,857	-$12,213
Operating Income	**$84,240**	**$86,767**	**$89,370**	**$92,051**	**$94,813**	**$97,657**	**$100,587**	**$103,605**	**$106,713**	**$109,914**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$6,107	-$6,333	-$6,567	-$6,810	-$7,062	-$7,324	-$7,595	-$7,876	-$8,167	-$8,469
Insurance	-$2,443	-$2,533	-$2,627	-$2,724	-$2,825	-$2,929	-$3,038	-$3,150	-$3,267	-$3,388
Management Fees	-$16,006	-$16,486	-$16,980	-$17,490	-$18,014	-$18,555	-$19,112	-$19,685	-$20,275	-$20,884
Leasing/Advertising Fees	-$2,500	-$2,592	-$2,688	-$2,788	-$2,891	-$2,998	-$3,109	-$3,224	-$3,343	-$3,467
Association Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Maintenance	-$3,744	-$3,883	-$4,026	-$4,175	-$4,330	-$4,490	-$4,656	-$4,828	-$5,007	-$5,192
Other	-$13,800	-$14,311	-$14,840	-$15,389	-$15,959	-$16,549	-$17,161	-$17,796	-$18,455	-$19,138
Operating Expenses	**-$44,599**	**-$46,138**	**-$47,729**	**-$49,376**	**-$51,081**	**-$52,845**	**-$54,670**	**-$56,559**	**-$58,514**	**-$60,537**

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	**$39,641**	**$40,630**	**$41,641**	**$42,675**	**$43,732**	**$44,813**	**$45,917**	**$47,045**	**$48,199**	**$49,377**
- Mortgage Payments	-$31,015	-$30,990	-$30,990	-$30,990	-$31,015	-$30,990	-$30,990	-$30,990	-$31,015	-$30,990
= Cash Flow	**$8,626**	**$9,640**	**$10,651**	**$11,685**	**$12,717**	**$13,823**	**$14,927**	**$16,056**	**$17,184**	**$18,387**
+ Principal Reduction	$2,501	$2,691	$2,897	$3,118	$3,356	$3,612	$3,887	$4,184	$4,503	$4,846
+ Appreciation	$19,700	$20,685	$21,719	$22,805	$23,945	$25,143	$26,400	$27,720	$29,106	$30,561
= Gross Equity Income	**$30,826**	**$33,016**	**$35,267**	**$37,608**	**$40,018**	**$42,577**	**$45,214**	**$47,959**	**$50,793**	**$53,795**
Capitalization Rate	9.6%	9.4%	9.1%	8.9%	8.7%	8.5%	8.3%	8.1%	7.9%	7.7%
Cash on Cash Return	38.4%	43.0%	47.5%	52.1%	56.7%	61.6%	66.5%	71.5%	76.6%	81.9%
Return on Equity	138.9%	72.4%	50.2%	39.1%	32.4%	28.0%	24.8%	22.4%	20.5%	19.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$413,700	$434,385	$456,104	$478,909	$502,855	$527,998	$554,398	$582,117	$611,223	$641,784
- Loan Balance	-$391,499	-$388,808	-$385,911	-$382,794	-$379,438	-$375,826	-$371,939	-$367,756	-$363,253	-$358,406
= Equity	**$22,201**	**$45,577**	**$70,193**	**$96,116**	**$123,417**	**$152,171**	**$182,458**	**$214,362**	**$247,971**	**$283,378**
Loan-to-Value Ratio	94.6%	89.5%	84.6%	79.9%	75.5%	71.2%	67.1%	63.2%	59.4%	55.8%
Potential Cash-Out Refi	-$19,169	$2,138	$24,583	$48,225	$73,131	$99,371	$127,018	$156,150	$186,848	$219,200

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$22,201	$45,577	$70,193	$96,116	$123,417	$152,171	$182,458	$214,362	$247,971	$283,378
- Closing Costs	-$28,959	-$30,407	-$31,927	-$33,524	-$35,200	-$36,960	-$38,808	-$40,748	-$42,786	-$44,925
= Proceeds After Sale	**-$6,758**	**$15,170**	**$38,266**	**$62,592**	**$88,217**	**$115,211**	**$143,650**	**$173,614**	**$205,185**	**$238,453**
+ Cumulative Cash Flow	$8,626	$18,266	$28,917	$40,602	$53,319	$67,142	$82,068	$98,124	$115,308	$133,695
- Approximate Cash Invest	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440	-$22,440
= Net Profit	**-$20,573**	**$10,996**	**$44,742**	**$80,754**	**$119,096**	**$159,913**	**$203,279**	**$249,297**	**$298,053**	**$349,708**
Internal Rate of Return	-91.7%	26.1%	55.8%	61.6%	61.6%	60.0%	58.2%	56.4%	54.9%	53.6%
Return on Investment	-91.7%	49.0%	199.4%	359.9%	530.7%	712.6%	905.9%	1,110.9%	1,328.2%	1,558.4%

*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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