Ten Year Performance Projection

New Construction Duplex
Arkansas
6bd | 3ba | 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	$33,480	$34,484	$35,519	$36,584	$37,682	$38,812	$39,977	$41,176	$42,411	$43,684
Vacancy Losses	-$2,678	-$2,759	-$2,842	-$2,927	-$3,015	-$3,105	-$3,198	-$3,294	-$3,393	-$3,495
Operating Income	**$30,802**	**$31,726**	**$32,677**	**$33,658**	**$34,667**	**$35,707**	**$36,779**	**$37,882**	**$39,019**	**$40,189**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$4,988	-$5,172	-$5,363	-$5,562	-$5,768	-$5,981	-$6,202	-$6,432	-$6,670	-$6,917
Insurance	-$2,394	-$2,483	-$2,574	-$2,670	-$2,768	-$2,871	-$2,977	-$3,087	-$3,202	-$3,320
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	-$670	-$694	-$720	-$747	-$774	-$803	-$833	-$864	-$895	-$929
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$8,051**	**-$8,349**	**-$8,658**	**-$8,978**	**-$9,310**	**-$9,655**	**-$10,012**	**-$10,383**	**-$10,767**	**-$11,165**

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	**$22,751**	**$23,377**	**$24,020**	**$24,679**	**$25,357**	**$26,053**	**$26,767**	**$27,499**	**$28,252**	**$29,024**
- Mortgage Payments	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329	-$18,329
= Cash Flow	**$4,421**	**$5,048**	**$5,690**	**$6,350**	**$7,028**	**$7,724**	**$8,438**	**$9,170**	**$9,923**	**$10,695**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$19,950	$20,948	$21,995	$23,095	$24,249	$25,462	$26,735	$28,072	$29,475	$30,949
= Gross Equity Income	**$24,371**	**$25,995**	**$27,685**	**$29,445**	**$31,277**	**$33,185**	**$35,172**	**$37,242**	**$39,398**	**$41,644**
Capitalization Rate	5.4%	5.3%	5.2%	5.1%	5.0%	4.9%	4.8%	4.7%	4.6%	4.5%
Cash on Cash Return	3.8%	4.3%	4.8%	5.4%	6.0%	6.6%	7.2%	7.8%	8.4%	9.1%
Return on Equity	20.4%	18.5%	17.0%	15.9%	14.9%	14.1%	13.4%	12.8%	12.3%	11.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$418,950	$439,898	$461,892	$484,987	$509,236	$534,698	$561,433	$589,505	$618,980	$649,929
- Loan Balance	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250	-$299,250
= Equity	**$119,700**	**$140,648**	**$162,642**	**$185,737**	**$209,986**	**$235,448**	**$262,183**	**$290,255**	**$319,730**	**$350,679**
Loan-to-Value Ratio	71.4%	68.0%	64.8%	61.7%	58.8%	56.0%	53.3%	50.8%	48.3%	46.0%
Potential Cash-Out Refi	$77,805	$96,658	$116,453	$137,238	$159,063	$181,978	$206,040	$231,304	$257,832	$285,686

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$119,700	$140,648	$162,642	$185,737	$209,986	$235,448	$262,183	$290,255	$319,730	$350,679
- Closing Costs	-$29,327	-$30,793	-$32,332	-$33,949	-$35,647	-$37,429	-$39,300	-$41,265	-$43,329	-$45,495
= Proceeds After Sale	**$90,374**	**$109,855**	**$130,310**	**$151,788**	**$174,340**	**$198,019**	**$222,883**	**$248,989**	**$276,401**	**$305,184**
+ Cumulative Cash Flow	$4,421	$9,469	$15,160	$21,510	$28,538	$36,262	$44,699	$53,869	$63,792	$74,487
- Approximate Cash Invest	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705	-$117,705
= Net Profit	**-$22,910**	**$1,619**	**$27,764**	**$55,593**	**$85,173**	**$116,576**	**$149,877**	**$185,154**	**$222,489**	**$261,966**
Internal Rate of Return	-19.5%	0.7%	7.6%	10.7%	12.3%	13.1%	13.6%	13.8%	13.9%	14.0%
Return on Investment	-19.5%	1.4%	23.6%	47.2%	72.4%	99.0%	127.3%	157.3%	189.0%	222.6%

*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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