Ten Year Performance Projection

Cash Flow Fourplex
Arkansas
8bd | 6ba | Built: 1972 | Remodeled: 2024

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$63,360	$65,261	$67,219	$69,235	$71,312	$73,452	$75,655	$77,925	$80,263	$82,670
Vacancy Losses	-$5,069	-$5,221	-$5,377	-$5,539	-$5,705	-$5,876	-$6,052	-$6,234	-$6,421	-$6,614
Operating Income	**$58,291**	**$60,040**	**$61,841**	**$63,696**	**$65,607**	**$67,575**	**$69,603**	**$71,691**	**$73,842**	**$76,057**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$4,500	-$4,666	-$4,839	-$5,018	-$5,204	-$5,396	-$5,596	-$5,803	-$6,018	-$6,241
Insurance	-$3,600	-$3,733	-$3,871	-$4,015	-$4,163	-$4,317	-$4,477	-$4,643	-$4,814	-$4,992
Management Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Leasing/Advertising Fees	-$2	-$2	-$2	-$2	-$2	-$2	-$2	-$3	-$3	-$3
Association Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Maintenance	-$3,168	-$3,285	-$3,407	-$3,533	-$3,664	-$3,799	-$3,940	-$4,085	-$4,237	-$4,393
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$11,270**	**-$11,687**	**-$12,119**	**-$12,568**	**-$13,033**	**-$13,515**	**-$14,015**	**-$14,534**	**-$15,071**	**-$15,629**

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	**$47,021**	**$48,353**	**$49,722**	**$51,129**	**$52,574**	**$54,060**	**$55,588**	**$57,157**	**$58,770**	**$60,428**
- Mortgage Payments	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563	-$27,563
= Cash Flow	**$19,459**	**$20,790**	**$22,159**	**$23,566**	**$25,012**	**$26,498**	**$28,025**	**$29,595**	**$31,208**	**$32,865**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$30,000	$31,500	$33,075	$34,729	$36,465	$38,288	$40,203	$42,213	$44,324	$46,540
= Gross Equity Income	**$49,459**	**$52,290**	**$55,234**	**$58,295**	**$61,477**	**$64,786**	**$68,228**	**$71,808**	**$75,531**	**$79,405**
Capitalization Rate	7.5%	7.3%	7.2%	7.0%	6.9%	6.7%	6.6%	6.4%	6.3%	6.2%
Cash on Cash Return	11.6%	12.4%	13.2%	14.0%	14.9%	15.8%	16.7%	17.6%	18.6%	19.6%
Return on Equity	27.5%	24.7%	22.6%	20.9%	19.5%	18.3%	17.3%	16.5%	15.7%	15.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$630,000	$661,500	$694,575	$729,304	$765,769	$804,057	$844,260	$886,473	$930,797	$977,337
- Loan Balance	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000	-$450,000
= Equity	**$180,000**	**$211,500**	**$244,575**	**$279,304**	**$315,769**	**$354,057**	**$394,260**	**$436,473**	**$480,797**	**$527,337**
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	$117,000	$145,350	$175,118	$206,373	$239,192	$273,652	$309,834	$347,826	$387,717	$429,603

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$180,000	$211,500	$244,575	$279,304	$315,769	$354,057	$394,260	$436,473	$480,797	$527,337
- Closing Costs	-$44,100	-$46,305	-$48,620	-$51,051	-$53,604	-$56,284	-$59,098	-$62,053	-$65,156	-$68,414
= Proceeds After Sale	**$135,900**	**$165,195**	**$195,955**	**$228,252**	**$262,165**	**$297,773**	**$335,162**	**$374,420**	**$415,641**	**$458,923**
+ Cumulative Cash Flow	$19,459	$40,249	$62,408	$85,974	$110,986	$137,484	$165,509	$195,104	$226,311	$259,176
- Approximate Cash Invest	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000	-$168,000
= Net Profit	**-$12,641**	**$37,444**	**$90,363**	**$146,227**	**$205,151**	**$267,257**	**$332,671**	**$401,524**	**$473,952**	**$550,100**
Internal Rate of Return	-7.5%	11.2%	17.0%	19.4%	20.4%	20.8%	20.9%	20.9%	20.8%	20.6%
Return on Investment	-7.5%	22.3%	53.8%	87.0%	122.1%	159.1%	198.0%	239.0%	282.1%	327.4%

*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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