

Ten Year Performance Projection

Brand New SFH in A+ Area
Oklahoma
4bd | 2ba | 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	\$24,900	\$25,647	\$26,416	\$27,209	\$28,025	\$28,866	\$29,732	\$30,624	\$31,543	\$32,489
Vacancy Losses	-\$1,992	-\$2,052	-\$2,113	-\$2,177	-\$2,242	-\$2,309	-\$2,379	-\$2,450	-\$2,523	-\$2,599
Operating Income	\$22,908	\$23,595	\$24,303	\$25,032	\$25,783	\$26,557	\$27,353	\$28,174	\$29,019	\$29,890

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,403	-\$4,566	-\$4,735	-\$4,910	-\$5,092	-\$5,280	-\$5,475	-\$5,678	-\$5,888	-\$6,106
Insurance	-\$1,195	-\$1,239	-\$1,285	-\$1,333	-\$1,382	-\$1,433	-\$1,486	-\$1,541	-\$1,598	-\$1,657
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Leasing/Advertising Fees	-\$156	-\$162	-\$168	-\$174	-\$180	-\$187	-\$194	-\$201	-\$209	-\$216
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$498	-\$516	-\$536	-\$555	-\$576	-\$597	-\$619	-\$642	-\$666	-\$691
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,252	-\$6,483	-\$6,723	-\$6,972	-\$7,230	-\$7,498	-\$7,775	-\$8,063	-\$8,361	-\$8,670

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	\$16,656	\$17,112	\$17,580	\$18,060	\$18,553	\$19,059	\$19,578	\$20,111	\$20,658	\$21,219
- Mortgage Payments	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124	-\$18,124
= Cash Flow	-\$1,468	-\$1,012	-\$544	-\$64	\$429	\$935	\$1,454	\$1,987	\$2,534	\$3,095
+ Principal Reduction	\$2,574	\$2,750	\$2,938	\$3,139	\$3,353	\$3,582	\$3,827	\$4,088	\$4,368	\$4,666
+ Appreciation	\$15,725	\$16,511	\$17,337	\$18,204	\$19,114	\$20,070	\$21,073	\$22,127	\$23,233	\$24,395
= Gross Equity Income	\$16,831	\$18,249	\$19,731	\$21,279	\$22,896	\$24,587	\$26,354	\$28,202	\$30,135	\$32,156
Capitalization Rate	5.0%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%
Cash on Cash Return	-1.6%	-1.1%	-0.6%	-0.1%	0.5%	1.0%	1.5%	2.1%	2.7%	3.3%
Return on Equity	17.4%	15.7%	14.5%	13.5%	12.7%	12.1%	11.5%	11.1%	10.7%	10.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$330,225	\$346,736	\$364,073	\$382,277	\$401,391	\$421,460	\$442,533	\$464,660	\$487,893	\$512,287
- Loan Balance	-\$233,301	-\$230,550	-\$227,612	-\$224,473	-\$221,120	-\$217,538	-\$213,711	-\$209,623	-\$205,255	-\$200,589
= Equity	\$96,924	\$116,186	\$136,461	\$157,803	\$180,271	\$203,922	\$228,822	\$255,037	\$282,638	\$311,698
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	\$14,368	\$29,502	\$45,443	\$62,234	\$79,923	\$98,557	\$118,189	\$138,872	\$160,664	\$183,626

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$96,924	\$116,186	\$136,461	\$157,803	\$180,271	\$203,922	\$228,822	\$255,037	\$282,638	\$311,698
- Closing Costs	-\$23,116	-\$24,272	-\$25,485	-\$26,759	-\$28,097	-\$29,502	-\$30,977	-\$32,526	-\$34,152	-\$35,860
= Proceeds After Sale	\$73,809	\$91,915	\$110,976	\$131,044	\$152,173	\$174,420	\$197,845	\$222,511	\$248,485	\$275,838
+ Cumulative Cash Flow	-\$1,468	-\$2,480	-\$3,024	-\$3,088	-\$2,659	-\$1,724	-\$270	\$1,718	\$4,252	\$7,348
- Approximate Cash Invest	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350	-\$94,350
= Net Profit	-\$22,009	-\$4,916	\$13,602	\$33,606	\$55,164	\$78,346	\$103,225	\$129,879	\$158,387	\$188,836
Internal Rate of Return	-23.3%	-2.6%	4.5%	7.8%	9.5%	10.4%	11.0%	11.3%	11.4%	11.5%
Return on Investment	-23.3%	-5.2%	14.4%	35.6%	58.5%	83.0%	109.4%	137.7%	167.9%	200.1%

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