

Ten Year Performance Projection

New Construction in Huntsville Metro
Alabama
4bd | 3ba | Built: 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	\$26,400	\$27,456	\$28,554	\$29,696	\$30,884	\$32,120	\$33,404	\$34,741	\$36,130	\$37,575
Vacancy Losses	-\$2,112	-\$2,196	-\$2,284	-\$2,376	-\$2,471	-\$2,570	-\$2,672	-\$2,779	-\$2,890	-\$3,006
Operating Income	\$24,288	\$25,260	\$26,270	\$27,321	\$28,414	\$29,550	\$30,732	\$31,961	\$33,240	\$34,569

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,368	-\$2,455	-\$2,546	-\$2,640	-\$2,738	-\$2,839	-\$2,944	-\$3,053	-\$3,166	-\$3,283
Insurance	-\$2,186	-\$2,266	-\$2,350	-\$2,437	-\$2,527	-\$2,621	-\$2,718	-\$2,818	-\$2,923	-\$3,031
Management Fees	-\$2,429	-\$2,526	-\$2,627	-\$2,732	-\$2,841	-\$2,955	-\$3,073	-\$3,196	-\$3,324	-\$3,457
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$660	-\$684	-\$710	-\$736	-\$763	-\$791	-\$821	-\$851	-\$883	-\$915
Maintenance	-\$792	-\$821	-\$852	-\$883	-\$916	-\$950	-\$985	-\$1,021	-\$1,059	-\$1,098
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$8,434	-\$8,753	-\$9,085	-\$9,429	-\$9,786	-\$10,156	-\$10,541	-\$10,940	-\$11,355	-\$11,785

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	\$15,854	\$16,506	\$17,185	\$17,892	\$18,628	\$19,394	\$20,191	\$21,021	\$21,885	\$22,785
- Mortgage Payments	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029	-\$14,029
= Cash Flow	\$1,825	\$2,477	\$3,156	\$3,863	\$4,598	\$5,364	\$6,162	\$6,992	\$7,856	\$8,755
+ Principal Reduction	\$2,577	\$2,729	\$2,891	\$3,061	\$3,242	\$3,433	\$3,636	\$3,851	\$4,078	\$4,319
+ Appreciation	\$18,212	\$19,123	\$20,079	\$21,083	\$22,137	\$23,244	\$24,406	\$25,627	\$26,908	\$28,254
= Gross Equity Income	\$22,614	\$24,329	\$26,126	\$28,007	\$29,978	\$32,042	\$34,204	\$36,469	\$38,842	\$41,328
Capitalization Rate	4.1%	4.1%	4.1%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.8%
Cash on Cash Return	1.1%	1.4%	1.8%	2.2%	2.7%	3.1%	3.6%	4.1%	4.6%	5.1%
Return on Equity	12.2%	11.8%	11.4%	11.0%	10.7%	10.5%	10.2%	10.0%	9.9%	9.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$382,462	\$401,586	\$421,665	\$442,748	\$464,886	\$488,130	\$512,536	\$538,163	\$565,071	\$593,325
- Loan Balance	-\$197,760	-\$195,031	-\$192,140	-\$189,079	-\$185,837	-\$182,404	-\$178,768	-\$174,917	-\$170,839	-\$166,520
= Equity	\$184,702	\$206,555	\$229,525	\$253,669	\$279,048	\$305,726	\$333,769	\$363,246	\$394,232	\$426,805
Loan-to-Value Ratio	51.7%	48.6%	45.6%	42.7%	40.0%	37.4%	34.9%	32.5%	30.2%	28.1%
Potential Cash-Out Refi	\$108,210	\$126,238	\$145,192	\$165,119	\$186,071	\$208,100	\$231,261	\$255,614	\$281,218	\$308,140

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$184,702	\$206,555	\$229,525	\$253,669	\$279,048	\$305,726	\$333,769	\$363,246	\$394,232	\$426,805
- Closing Costs	-\$26,772	-\$28,111	-\$29,517	-\$30,992	-\$32,542	-\$34,169	-\$35,878	-\$37,671	-\$39,555	-\$41,533
= Proceeds After Sale	\$157,930	\$178,444	\$200,008	\$222,677	\$246,506	\$271,557	\$297,891	\$325,575	\$354,677	\$385,272
+ Cumulative Cash Flow	\$1,825	\$4,301	\$7,457	\$11,320	\$15,918	\$21,282	\$27,444	\$34,435	\$42,291	\$51,046
- Approximate Cash Invest	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381	-\$172,381
= Net Profit	-\$12,627	\$10,364	\$35,084	\$61,615	\$90,043	\$120,458	\$152,954	\$187,629	\$224,587	\$263,937
Internal Rate of Return	-7.3%	3.0%	6.4%	8.1%	9.0%	9.5%	9.8%	10.0%	10.2%	10.3%
Return on Investment	-7.3%	6.0%	20.4%	35.7%	52.2%	69.9%	88.7%	108.8%	130.3%	153.1%

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