

Ten Year Performance Projection

New Construction Duplex 30 Year Fixed
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	\$36,480	\$37,574	\$38,702	\$39,863	\$41,059	\$42,290	\$43,559	\$44,866	\$46,212	\$47,598
Vacancy Losses	-\$2,918	-\$3,006	-\$3,096	-\$3,189	-\$3,285	-\$3,383	-\$3,485	-\$3,589	-\$3,697	-\$3,808
Operating Income	\$33,562	\$34,568	\$35,606	\$36,674	\$37,774	\$38,907	\$40,074	\$41,277	\$42,515	\$43,790

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$3,990	-\$4,138	-\$4,291	-\$4,449	-\$4,614	-\$4,785	-\$4,962	-\$5,145	-\$5,336	-\$5,533
Insurance	-\$1,596	-\$1,655	-\$1,716	-\$1,780	-\$1,846	-\$1,914	-\$1,985	-\$2,058	-\$2,134	-\$2,213
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	-\$730	-\$757	-\$785	-\$814	-\$844	-\$875	-\$907	-\$941	-\$976	-\$1,012
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,316	-\$6,549	-\$6,792	-\$7,043	-\$7,303	-\$7,574	-\$7,854	-\$8,145	-\$8,446	-\$8,758

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	\$27,246	\$28,019	\$28,814	\$29,631	\$30,470	\$31,333	\$32,220	\$33,132	\$34,069	\$35,032
- Mortgage Payments	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891	-\$23,891
= Cash Flow	\$3,355	\$4,128	\$4,923	\$5,740	\$6,579	\$7,442	\$8,329	\$9,241	\$10,178	\$11,141
+ Principal Reduction	\$3,040	\$3,260	\$3,495	\$3,748	\$4,019	\$4,309	\$4,621	\$4,955	\$5,313	\$5,697
+ Appreciation	\$19,950	\$20,948	\$21,995	\$23,095	\$24,249	\$25,462	\$26,735	\$28,072	\$29,475	\$30,949
= Gross Equity Income	\$26,345	\$28,335	\$30,413	\$32,582	\$34,848	\$37,214	\$39,685	\$42,268	\$44,966	\$47,787
Capitalization Rate	6.5%	6.4%	6.2%	6.1%	6.0%	5.9%	5.7%	5.6%	5.5%	5.4%
Cash on Cash Return	3.0%	3.7%	4.5%	5.2%	6.0%	6.8%	7.6%	8.4%	9.2%	10.1%
Return on Equity	21.5%	19.3%	17.6%	16.4%	15.3%	14.5%	13.7%	13.1%	12.6%	12.2%

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	-\$296,210	-\$292,951	-\$289,455	-\$285,707	-\$281,689	-\$277,379	-\$272,758	-\$267,803	-\$262,490	-\$256,793
= Equity	\$122,740	\$146,947	\$172,437	\$199,280	\$227,548	\$257,319	\$288,675	\$321,701	\$356,490	\$393,136
Loan-to-Value Ratio	70.7%	66.6%	62.7%	58.9%	55.3%	51.9%	48.6%	45.4%	42.4%	39.5%
Potential Cash-Out Refi	\$80,845	\$102,957	\$126,248	\$150,781	\$176,624	\$203,849	\$232,531	\$262,751	\$294,592	\$328,143

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$122,740	\$146,947	\$172,437	\$199,280	\$227,548	\$257,319	\$288,675	\$321,701	\$356,490	\$393,136
- 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	\$93,413	\$116,154	\$140,105	\$165,330	\$191,901	\$219,890	\$249,374	\$280,436	\$313,161	\$347,641
+ Cumulative Cash Flow	\$3,355	\$7,483	\$12,406	\$18,146	\$24,725	\$32,167	\$40,497	\$49,738	\$59,916	\$71,056
- Approximate Cash Invest	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224	-\$110,224
= Net Profit	-\$13,455	\$13,413	\$42,287	\$73,252	\$106,403	\$141,834	\$179,647	\$219,950	\$262,853	\$308,474
Internal Rate of Return	-12.2%	6.0%	11.8%	14.1%	15.2%	15.7%	15.9%	15.9%	15.9%	15.8%
Return on Investment	-12.2%	12.2%	38.4%	66.5%	96.5%	128.7%	163.0%	199.5%	238.5%	279.9%

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