

Ten Year Performance Projection

New Fully Leased 3/2 Lawton Construction Duplex
Oklahoma
6bd | 4ba | 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	\$32,760	\$33,743	\$34,755	\$35,798	\$36,872	\$37,978	\$39,117	\$40,291	\$41,499	\$42,744
Vacancy Losses	-\$2,621	-\$2,699	-\$2,780	-\$2,864	-\$2,950	-\$3,038	-\$3,129	-\$3,223	-\$3,320	-\$3,420
Operating Income	\$30,139	\$31,043	\$31,975	\$32,934	\$33,922	\$34,940	\$35,988	\$37,067	\$38,179	\$39,325

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,296	-\$4,455	-\$4,620	-\$4,791	-\$4,968	-\$5,152	-\$5,342	-\$5,540	-\$5,745	-\$5,958
Insurance	-\$1,325	-\$1,374	-\$1,424	-\$1,477	-\$1,532	-\$1,588	-\$1,647	-\$1,708	-\$1,771	-\$1,837
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	-\$655	-\$679	-\$705	-\$731	-\$758	-\$786	-\$815	-\$845	-\$876	-\$909
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,276	-\$6,508	-\$6,749	-\$6,999	-\$7,257	-\$7,526	-\$7,804	-\$8,093	-\$8,393	-\$8,703

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	\$23,863	\$24,535	\$25,226	\$25,935	\$26,664	\$27,414	\$28,183	\$28,974	\$29,787	\$30,622
- Mortgage Payments	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792	-\$17,792
= Cash Flow	\$6,071	\$6,743	\$7,434	\$8,143	\$8,872	\$9,622	\$10,391	\$11,182	\$11,995	\$12,830
+ Principal Reduction	\$3,786	\$3,990	\$4,204	\$4,430	\$4,669	\$4,920	\$5,184	\$5,463	\$5,757	\$6,067
+ Appreciation	\$17,900	\$18,795	\$19,735	\$20,721	\$21,758	\$22,845	\$23,988	\$25,187	\$26,446	\$27,769
= Gross Equity Income	\$27,757	\$29,528	\$31,373	\$33,295	\$35,299	\$37,387	\$39,563	\$41,832	\$44,198	\$46,665
Capitalization Rate	6.3%	6.2%	6.1%	6.0%	5.8%	5.7%	5.6%	5.5%	5.4%	5.3%
Cash on Cash Return	5.7%	6.3%	6.9%	7.6%	8.3%	9.0%	9.7%	10.4%	11.2%	11.9%
Return on Equity	25.0%	22.0%	19.9%	18.2%	16.8%	15.8%	14.8%	14.1%	13.4%	12.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$375,900	\$394,695	\$414,430	\$435,151	\$456,909	\$479,754	\$503,742	\$528,929	\$555,376	\$583,144
- Loan Balance	-\$264,714	-\$260,724	-\$256,520	-\$252,090	-\$247,421	-\$242,501	-\$237,317	-\$231,854	-\$226,097	-\$220,031
= Equity	\$111,186	\$133,971	\$157,910	\$183,061	\$209,488	\$237,253	\$266,425	\$297,075	\$329,278	\$363,114
Loan-to-Value Ratio	70.4%	66.1%	61.9%	57.9%	54.2%	50.5%	47.1%	43.8%	40.7%	37.7%
Potential Cash-Out Refi	\$17,211	\$35,297	\$54,302	\$74,274	\$95,260	\$117,314	\$140,489	\$164,843	\$190,434	\$217,328

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$111,186	\$133,971	\$157,910	\$183,061	\$209,488	\$237,253	\$266,425	\$297,075	\$329,278	\$363,114
- Closing Costs	-\$26,313	-\$27,629	-\$29,010	-\$30,461	-\$31,984	-\$33,583	-\$35,262	-\$37,025	-\$38,876	-\$40,820
= Proceeds After Sale	\$84,873	\$106,342	\$128,900	\$152,601	\$177,504	\$203,670	\$231,163	\$260,050	\$290,402	\$322,294
+ Cumulative Cash Flow	\$6,071	\$12,815	\$20,249	\$28,392	\$37,264	\$46,886	\$57,277	\$68,459	\$80,454	\$93,284
- Approximate Cash Invest	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400	-\$107,400
= Net Profit	-\$16,456	\$11,757	\$41,748	\$73,593	\$107,368	\$143,156	\$181,040	\$221,109	\$263,456	\$308,177
Internal Rate of Return	-15.3%	5.5%	12.2%	14.9%	16.2%	16.8%	17.0%	17.0%	17.0%	16.8%
Return on Investment	-15.3%	10.9%	38.9%	68.5%	100.0%	133.3%	168.6%	205.9%	245.3%	286.9%

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