

Ten Year Performance Projection

Nice Area- Two-story Home
Indiana
4bd | 2.5ba | 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	\$28,800	\$29,664	\$30,554	\$31,471	\$32,415	\$33,387	\$34,389	\$35,420	\$36,483	\$37,577
Vacancy Losses	-\$2,304	-\$2,373	-\$2,444	-\$2,518	-\$2,593	-\$2,671	-\$2,751	-\$2,834	-\$2,919	-\$3,006
Operating Income	\$26,496	\$27,291	\$28,110	\$28,953	\$29,821	\$30,716	\$31,638	\$32,587	\$33,564	\$34,571

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$7,298	-\$7,568	-\$7,848	-\$8,138	-\$8,440	-\$8,752	-\$9,076	-\$9,411	-\$9,760	-\$10,121
Insurance	-\$1,642	-\$1,703	-\$1,766	-\$1,831	-\$1,899	-\$1,969	-\$2,042	-\$2,118	-\$2,196	-\$2,277
Management Fees	-\$2,120	-\$2,183	-\$2,249	-\$2,316	-\$2,386	-\$2,457	-\$2,531	-\$2,607	-\$2,685	-\$2,766
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$540	-\$560	-\$581	-\$602	-\$624	-\$648	-\$672	-\$696	-\$722	-\$749
Maintenance	-\$576	-\$597	-\$619	-\$642	-\$666	-\$691	-\$716	-\$743	-\$770	-\$799
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$12,176	-\$12,611	-\$13,063	-\$13,530	-\$14,015	-\$14,517	-\$15,036	-\$15,575	-\$16,133	-\$16,711

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	\$14,320	\$14,679	\$15,047	\$15,423	\$15,807	\$16,200	\$16,601	\$17,012	\$17,431	\$17,860
- Mortgage Payments	-\$15,079	-\$15,079	-\$15,079	-\$15,079	-\$15,079	-\$15,079	-\$15,079	-\$19,150	-\$19,150	-\$19,150
= Cash Flow	-\$758	-\$399	-\$32	\$344	\$728	\$1,121	\$1,522	-\$2,138	-\$1,719	-\$1,290
+ Principal Reduction	\$4,306	\$4,493	\$4,688	\$4,891	\$5,103	\$5,324	\$5,554	\$7,728	\$8,143	\$8,581
+ Appreciation	\$18,245	\$19,157	\$20,115	\$21,121	\$22,177	\$23,286	\$24,450	\$25,673	\$26,956	\$28,304
= Gross Equity Income	\$21,793	\$23,251	\$24,771	\$26,355	\$28,008	\$29,730	\$31,527	\$31,262	\$33,381	\$35,595
Capitalization Rate	3.7%	3.6%	3.6%	3.5%	3.4%	3.3%	3.2%	3.2%	3.1%	3.0%
Cash on Cash Return	-0.6%	-0.3%	0.0%	0.3%	0.6%	0.9%	1.2%	-1.7%	-1.4%	-1.0%
Return on Equity	16.5%	14.9%	13.7%	12.8%	12.0%	11.3%	10.8%	9.6%	9.2%	8.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$383,145	\$402,302	\$422,417	\$443,538	\$465,715	\$489,001	\$513,451	\$539,123	\$566,080	\$594,384
- Loan Balance	-\$251,124	-\$246,631	-\$241,944	-\$237,053	-\$231,950	-\$226,626	-\$221,072	-\$213,344	-\$205,201	-\$196,619
= Equity	\$132,021	\$155,671	\$180,474	\$206,485	\$233,765	\$262,374	\$292,379	\$325,779	\$360,879	\$397,764
Loan-to-Value Ratio	65.5%	61.3%	57.3%	53.4%	49.8%	46.3%	43.1%	39.6%	36.2%	33.1%
Potential Cash-Out Refi	\$93,707	\$115,441	\$138,232	\$162,132	\$187,193	\$213,474	\$241,034	\$271,867	\$304,271	\$338,326

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$132,021	\$155,671	\$180,474	\$206,485	\$233,765	\$262,374	\$292,379	\$325,779	\$360,879	\$397,764
- Closing Costs	-\$26,820	-\$28,161	-\$29,569	-\$31,048	-\$32,600	-\$34,230	-\$35,942	-\$37,739	-\$39,626	-\$41,607
= Proceeds After Sale	\$105,201	\$127,510	\$150,905	\$175,438	\$201,165	\$228,144	\$256,437	\$288,041	\$321,253	\$356,158
+ Cumulative Cash Flow	-\$758	-\$1,158	-\$1,190	-\$846	-\$118	\$1,003	\$2,526	\$387	-\$1,331	-\$2,621
- Approximate Cash Invest	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248	-\$124,248
= Net Profit	-\$19,806	\$2,104	\$25,467	\$50,344	\$76,799	\$104,899	\$134,715	\$164,180	\$195,674	\$229,288
Internal Rate of Return	-15.9%	0.8%	6.4%	8.8%	10.1%	10.7%	11.0%	11.1%	11.1%	11.0%
Return on Investment	-15.9%	1.7%	20.5%	40.5%	61.8%	84.4%	108.4%	132.1%	157.5%	184.5%

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