

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	\$32,460	\$33,434	\$34,437	\$35,470	\$36,534	\$37,630	\$38,759	\$39,922	\$41,119	\$42,353
Vacancy Losses	-\$2,597	-\$2,675	-\$2,755	-\$2,838	-\$2,923	-\$3,010	-\$3,101	-\$3,194	-\$3,290	-\$3,388
Operating Income	\$29,863	\$30,759	\$31,682	\$32,632	\$33,611	\$34,620	\$35,658	\$36,728	\$37,830	\$38,965

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	-\$649	-\$673	-\$698	-\$724	-\$751	-\$779	-\$807	-\$837	-\$868	-\$900
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,270	-\$6,502	-\$6,742	-\$6,992	-\$7,251	-\$7,519	-\$7,797	-\$8,085	-\$8,385	-\$8,695

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	\$23,593	\$24,257	\$24,940	\$25,641	\$26,361	\$27,101	\$27,861	\$28,643	\$29,445	\$30,270
- Mortgage Payments	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631
= Cash Flow	\$2,963	\$3,627	\$4,309	\$5,010	\$5,730	\$6,470	\$7,230	\$8,012	\$8,814	\$9,639
+ Principal Reduction	\$2,931	\$3,131	\$3,345	\$3,573	\$3,817	\$4,078	\$4,356	\$4,654	\$4,972	\$5,311
+ Appreciation	\$17,900	\$18,795	\$19,735	\$20,721	\$21,758	\$22,845	\$23,988	\$25,187	\$26,446	\$27,769
= Gross Equity Income	\$23,793	\$25,552	\$27,388	\$29,304	\$31,305	\$33,393	\$35,574	\$37,853	\$40,232	\$42,719
Capitalization Rate	6.3%	6.1%	6.0%	5.9%	5.8%	5.6%	5.5%	5.4%	5.3%	5.2%
Cash on Cash Return	2.7%	3.3%	3.9%	4.5%	5.1%	5.8%	6.5%	7.2%	7.9%	8.7%
Return on Equity	21.6%	19.3%	17.6%	16.3%	15.3%	14.4%	13.7%	13.0%	12.5%	12.0%

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	-\$265,569	-\$262,439	-\$259,094	-\$255,521	-\$251,704	-\$247,627	-\$243,270	-\$238,617	-\$233,645	-\$228,334
= Equity	\$110,331	\$132,256	\$155,336	\$179,630	\$205,205	\$232,128	\$260,472	\$290,312	\$321,730	\$354,810
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	\$16,356	\$33,583	\$51,728	\$70,842	\$90,977	\$112,189	\$134,536	\$158,080	\$182,887	\$209,024

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$110,331	\$132,256	\$155,336	\$179,630	\$205,205	\$232,128	\$260,472	\$290,312	\$321,730	\$354,810
- 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	\$84,018	\$104,628	\$126,325	\$149,169	\$173,221	\$198,545	\$225,210	\$253,287	\$282,854	\$313,990
+ Cumulative Cash Flow	\$2,963	\$6,589	\$10,898	\$15,908	\$21,638	\$28,108	\$35,338	\$43,350	\$52,164	\$61,804
- Approximate Cash Invest	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428	-\$111,428
= Net Profit	-\$24,447	-\$211	\$25,796	\$53,650	\$83,431	\$115,225	\$149,120	\$185,210	\$223,591	\$264,366
Internal Rate of Return	-21.9%	-0.1%	7.4%	10.7%	12.4%	13.3%	13.8%	14.0%	14.1%	14.2%
Return on Investment	-21.9%	-0.2%	23.2%	48.1%	74.9%	103.4%	133.8%	166.2%	200.7%	237.3%

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