

Ten Year Performance Projection

New Construction in Birmingham Metro Gil
Alabama
5bd | 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	\$31,200	\$32,448	\$33,746	\$35,096	\$36,500	\$37,960	\$39,478	\$41,057	\$42,699	\$44,407
Vacancy Losses	-\$2,496	-\$2,596	-\$2,700	-\$2,808	-\$2,920	-\$3,037	-\$3,158	-\$3,285	-\$3,416	-\$3,553
Operating Income	\$28,704	\$29,852	\$31,046	\$32,288	\$33,580	\$34,923	\$36,320	\$37,773	\$39,283	\$40,855

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,723	-\$2,824	-\$2,928	-\$3,036	-\$3,149	-\$3,265	-\$3,386	-\$3,511	-\$3,641	-\$3,776
Insurance	-\$2,513	-\$2,606	-\$2,703	-\$2,803	-\$2,907	-\$3,014	-\$3,126	-\$3,241	-\$3,361	-\$3,486
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	-\$804	-\$834	-\$865	-\$897	-\$930	-\$964	-\$1,000	-\$1,037	-\$1,075	-\$1,115
Maintenance	-\$936	-\$971	-\$1,007	-\$1,044	-\$1,082	-\$1,122	-\$1,164	-\$1,207	-\$1,252	-\$1,298
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,976	-\$7,234	-\$7,502	-\$7,780	-\$8,067	-\$8,366	-\$8,676	-\$8,996	-\$9,329	-\$9,675

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	\$21,728	\$22,618	\$23,544	\$24,508	\$25,512	\$26,557	\$27,644	\$28,776	\$29,954	\$31,180
- Mortgage Payments	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960	-\$17,960
= Cash Flow	\$3,767	\$4,658	\$5,584	\$6,548	\$7,552	\$8,597	\$9,684	\$10,816	\$11,994	\$13,220
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$20,945	\$21,992	\$23,092	\$24,246	\$25,459	\$26,732	\$28,068	\$29,472	\$30,945	\$32,493
= Gross Equity Income	\$24,712	\$26,650	\$28,676	\$30,795	\$33,011	\$35,328	\$37,752	\$40,287	\$42,939	\$45,712
Capitalization Rate	4.9%	4.9%	4.9%	4.8%	4.8%	4.7%	4.7%	4.6%	4.6%	4.6%
Cash on Cash Return	2.8%	3.4%	4.1%	4.8%	5.5%	6.3%	7.1%	7.9%	8.8%	9.7%
Return on Equity	16.9%	15.8%	15.0%	14.3%	13.7%	13.2%	12.7%	12.4%	12.0%	11.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$439,845	\$461,837	\$484,929	\$509,176	\$534,634	\$561,366	\$589,434	\$618,906	\$649,851	\$682,344
- Loan Balance	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230	-\$293,230
= Equity	\$146,615	\$168,607	\$191,699	\$215,946	\$241,404	\$268,136	\$296,204	\$325,676	\$356,621	\$389,114
Loan-to-Value Ratio	66.7%	63.5%	60.5%	57.6%	54.8%	52.2%	49.7%	47.4%	45.1%	43.0%
Potential Cash-Out Refi	\$58,646	\$76,240	\$94,713	\$114,110	\$134,477	\$155,863	\$178,317	\$201,895	\$226,651	\$252,645

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$146,615	\$168,607	\$191,699	\$215,946	\$241,404	\$268,136	\$296,204	\$325,676	\$356,621	\$389,114
- Closing Costs	-\$30,789	-\$32,329	-\$33,945	-\$35,642	-\$37,424	-\$39,296	-\$41,260	-\$43,323	-\$45,490	-\$47,764
= Proceeds After Sale	\$115,826	\$136,279	\$157,754	\$180,303	\$203,980	\$228,840	\$254,944	\$282,353	\$311,132	\$341,350
+ Cumulative Cash Flow	\$3,767	\$8,425	\$14,009	\$20,557	\$28,109	\$36,706	\$46,389	\$57,205	\$69,199	\$82,419
- Approximate Cash Invest	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352	-\$136,352
= Net Profit	-\$16,759	\$8,352	\$35,411	\$64,508	\$95,737	\$129,194	\$164,981	\$203,206	\$243,979	\$287,417
Internal Rate of Return	-12.3%	3.1%	8.2%	10.6%	11.8%	12.5%	12.9%	13.1%	13.3%	13.3%
Return on Investment	-12.3%	6.1%	26.0%	47.3%	70.2%	94.8%	121.0%	149.0%	178.9%	210.8%

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