

Ten Year Performance Projection

Cash Flow Fourplex Cash Interest Only
Arkansas
8bd | 6ba | Built: 1972 | Remodeled: 2024

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$63,360	\$65,261	\$67,219	\$69,235	\$71,312	\$73,452	\$75,655	\$77,925	\$80,263	\$82,670
Vacancy Losses	-\$5,069	-\$5,221	-\$5,377	-\$5,539	-\$5,705	-\$5,876	-\$6,052	-\$6,234	-\$6,421	-\$6,614
Operating Income	\$58,291	\$60,040	\$61,841	\$63,696	\$65,607	\$67,575	\$69,603	\$71,691	\$73,842	\$76,057

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,500	-\$4,666	-\$4,839	-\$5,018	-\$5,204	-\$5,396	-\$5,596	-\$5,803	-\$6,018	-\$6,241
Insurance	-\$3,600	-\$3,733	-\$3,871	-\$4,015	-\$4,163	-\$4,317	-\$4,477	-\$4,643	-\$4,814	-\$4,992
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Leasing/Advertising Fees	-\$2	-\$2	-\$2	-\$2	-\$2	-\$2	-\$2	-\$3	-\$3	-\$3
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$3,168	-\$3,285	-\$3,407	-\$3,533	-\$3,664	-\$3,799	-\$3,940	-\$4,085	-\$4,237	-\$4,393
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$11,270	-\$11,687	-\$12,119	-\$12,568	-\$13,033	-\$13,515	-\$14,015	-\$14,534	-\$15,071	-\$15,629

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	\$47,021	\$48,353	\$49,722	\$51,129	\$52,574	\$54,060	\$55,588	\$57,157	\$58,770	\$60,428
- Mortgage Payments	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563	-\$27,563
= Cash Flow	\$19,459	\$20,790	\$22,159	\$23,566	\$25,012	\$26,498	\$28,025	\$29,595	\$31,208	\$32,865
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$30,000	\$31,500	\$33,075	\$34,729	\$36,465	\$38,288	\$40,203	\$42,213	\$44,324	\$46,540
= Gross Equity Income	\$49,459	\$52,290	\$55,234	\$58,295	\$61,477	\$64,786	\$68,228	\$71,808	\$75,531	\$79,405
Capitalization Rate	7.5%	7.3%	7.2%	7.0%	6.9%	6.7%	6.6%	6.4%	6.3%	6.2%
Cash on Cash Return	11.7%	12.5%	13.4%	14.2%	15.1%	16.0%	16.9%	17.9%	18.8%	19.8%
Return on Equity	27.5%	24.7%	22.6%	20.9%	19.5%	18.3%	17.3%	16.5%	15.7%	15.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$630,000	\$661,500	\$694,575	\$729,304	\$765,769	\$804,057	\$844,260	\$886,473	\$930,797	\$977,337
- Loan Balance	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000	-\$450,000
= Equity	\$180,000	\$211,500	\$244,575	\$279,304	\$315,769	\$354,057	\$394,260	\$436,473	\$480,797	\$527,337
Loan-to-Value Ratio	71.4%	68.0%	64.8%	61.7%	58.8%	56.0%	53.3%	50.8%	48.3%	46.0%
Potential Cash-Out Refi	\$117,000	\$145,350	\$175,118	\$206,373	\$239,192	\$273,652	\$309,834	\$347,826	\$387,717	\$429,603

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$180,000	\$211,500	\$244,575	\$279,304	\$315,769	\$354,057	\$394,260	\$436,473	\$480,797	\$527,337
- Closing Costs	-\$44,100	-\$46,305	-\$48,620	-\$51,051	-\$53,604	-\$56,284	-\$59,098	-\$62,053	-\$65,156	-\$68,414
= Proceeds After Sale	\$135,900	\$165,195	\$195,955	\$228,252	\$262,165	\$297,773	\$335,162	\$374,420	\$415,641	\$458,923
+ Cumulative Cash Flow	\$19,459	\$40,249	\$62,408	\$85,974	\$110,986	\$137,484	\$165,509	\$195,104	\$226,311	\$259,176
- Approximate Cash Invest	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750	-\$165,750
= Net Profit	-\$10,391	\$39,694	\$92,613	\$148,477	\$207,401	\$269,507	\$334,921	\$403,774	\$476,202	\$552,350
Internal Rate of Return	-6.3%	12.0%	17.6%	19.8%	20.8%	21.2%	21.2%	21.2%	21.0%	20.9%
Return on Investment	-6.3%	23.9%	55.9%	89.6%	125.1%	162.6%	202.1%	243.6%	287.3%	333.2%

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