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	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631	-$20,631
= Cash Flow	**$3,233**	**$3,905**	**$4,595**	**$5,305**	**$6,034**	**$6,783**	**$7,553**	**$8,343**	**$9,156**	**$9,991**
+ 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	**$24,063**	**$25,830**	**$27,674**	**$29,599**	**$31,608**	**$33,706**	**$35,896**	**$38,184**	**$40,574**	**$43,071**
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	2.9%	3.5%	4.1%	4.8%	5.4%	6.1%	6.8%	7.5%	8.2%	9.0%
Return on Equity	21.8%	19.5%	17.8%	16.5%	15.4%	14.5%	13.8%	13.2%	12.6%	12.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$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	$3,233	$7,137	$11,732	$17,037	$23,071	$29,854	$37,406	$45,750	$54,906	$64,897
- 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	**-$24,177**	**$337**	**$26,630**	**$54,779**	**$84,864**	**$116,971**	**$151,188**	**$187,609**	**$226,332**	**$267,459**
Internal Rate of Return	-21.7%	0.2%	7.6%	10.9%	12.6%	13.5%	14.0%	14.2%	14.3%	14.3%
Return on Investment	-21.7%	0.3%	23.9%	49.2%	76.2%	105.0%	135.7%	168.4%	203.1%	240.0%

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

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