Ten Year Performance Projection

CASH DEAL - Excellent Opportunity - Built in 2000!
Tennessee
3bd | 1ba | Built: 2000

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	$11,052	$11,384	$11,725	$12,077	$12,439	$12,812	$13,197	$13,593	$14,000	$14,420
Vacancy Losses	-$884	-$911	-$938	-$966	-$995	-$1,025	-$1,056	-$1,087	-$1,120	-$1,154
Operating Income	**$10,168**	**$10,473**	**$10,787**	**$11,111**	**$11,444**	**$11,787**	**$12,141**	**$12,505**	**$12,880**	**$13,267**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$1,048	-$1,087	-$1,128	-$1,169	-$1,213	-$1,257	-$1,304	-$1,352	-$1,402	-$1,454
Insurance	-$699	-$725	-$752	-$779	-$808	-$838	-$869	-$901	-$935	-$969
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	-$553	-$573	-$594	-$616	-$639	-$663	-$687	-$713	-$739	-$766
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$2,300**	**-$2,385**	**-$2,473**	**-$2,565**	**-$2,660**	**-$2,758**	**-$2,860**	**-$2,966**	**-$3,076**	**-$3,190**

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	**$7,868**	**$8,088**	**$8,314**	**$8,546**	**$8,784**	**$9,029**	**$9,281**	**$9,539**	**$9,804**	**$10,077**
- Mortgage Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Cash Flow	**$7,868**	**$8,088**	**$8,314**	**$8,546**	**$8,784**	**$9,029**	**$9,281**	**$9,539**	**$9,804**	**$10,077**
+ Principal Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Appreciation	$3,495	$3,670	$3,853	$4,046	$4,248	$4,461	$4,684	$4,918	$5,164	$5,422
= Gross Equity Income	**$11,363**	**$11,757**	**$12,167**	**$12,592**	**$13,032**	**$13,490**	**$13,964**	**$14,457**	**$14,968**	**$15,499**
Capitalization Rate	10.7%	10.5%	10.3%	10.1%	9.8%	9.6%	9.4%	9.2%	9.0%	8.9%
Cash on Cash Return	11.1%	11.4%	11.7%	12.0%	12.4%	12.7%	13.1%	13.4%	13.8%	14.2%
Return on Equity	15.5%	15.3%	15.0%	14.8%	14.6%	14.4%	14.2%	14.0%	13.8%	13.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$73,395	$77,065	$80,918	$84,964	$89,212	$93,673	$98,356	$103,274	$108,438	$113,860
- Loan Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
= Equity	**$73,395**	**$77,065**	**$80,918**	**$84,964**	**$89,212**	**$93,673**	**$98,356**	**$103,274**	**$108,438**	**$113,860**
Loan-to-Value Ratio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Potential Cash-Out Refi	$66,056	$69,358	$72,826	$76,467	$80,291	$84,305	$88,521	$92,947	$97,594	$102,474

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$73,395	$77,065	$80,918	$84,964	$89,212	$93,673	$98,356	$103,274	$108,438	$113,860
- Closing Costs	-$5,138	-$5,395	-$5,664	-$5,947	-$6,245	-$6,557	-$6,885	-$7,229	-$7,591	-$7,970
= Proceeds After Sale	**$68,257**	**$71,670**	**$75,254**	**$79,016**	**$82,967**	**$87,116**	**$91,471**	**$96,045**	**$100,847**	**$105,890**
+ Cumulative Cash Flow	$7,868	$15,955	$24,269	$32,815	$41,599	$50,628	$59,908	$69,447	$79,252	$89,329
- Approximate Cash Invest	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948	-$70,948
= Net Profit	**$5,177**	**$16,677**	**$28,574**	**$40,883**	**$53,618**	**$66,795**	**$80,431**	**$94,544**	**$109,150**	**$124,270**
Internal Rate of Return	7.3%	11.7%	13.2%	13.8%	14.2%	14.4%	14.5%	14.6%	14.7%	14.7%
Return on Investment	7.3%	23.5%	40.3%	57.6%	75.6%	94.1%	113.4%	133.3%	153.8%	175.2%

*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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