Ten Year Performance Projection

New Construction 4 Bed 2 Bath 1,223 SF Leased
Arkansas
4bd | 2ba | 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	$19,140	$19,714	$20,306	$20,915	$21,542	$22,189	$22,854	$23,540	$24,246	$24,973
Vacancy Losses	-$1,531	-$1,577	-$1,624	-$1,673	-$1,723	-$1,775	-$1,828	-$1,883	-$1,940	-$1,998
Operating Income	**$17,609**	**$18,137**	**$18,681**	**$19,242**	**$19,819**	**$20,413**	**$21,026**	**$21,657**	**$22,306**	**$22,975**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$2,624	-$2,721	-$2,821	-$2,926	-$3,034	-$3,146	-$3,263	-$3,384	-$3,509	-$3,639
Insurance	-$1,259	-$1,306	-$1,354	-$1,404	-$1,456	-$1,510	-$1,566	-$1,624	-$1,684	-$1,747
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	-$383	-$397	-$412	-$427	-$443	-$459	-$476	-$494	-$512	-$531
Other	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Expenses	**-$4,266**	**-$4,424**	**-$4,587**	**-$4,757**	**-$4,933**	**-$5,116**	**-$5,305**	**-$5,501**	**-$5,705**	**-$5,916**

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	**$13,343**	**$13,713**	**$14,094**	**$14,484**	**$14,886**	**$15,298**	**$15,721**	**$16,155**	**$16,601**	**$17,060**
- Mortgage Payments	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940	-$11,940
= Cash Flow	**$1,402**	**$1,773**	**$2,153**	**$2,544**	**$2,945**	**$3,357**	**$3,780**	**$4,215**	**$4,661**	**$5,119**
+ Principal Reduction	$1,760	$1,877	$2,003	$2,137	$2,280	$2,433	$2,596	$2,770	$2,955	$3,153
+ Appreciation	$10,495	$11,020	$11,571	$12,149	$12,757	$13,395	$14,064	$14,768	$15,506	$16,281
= Gross Equity Income	**$13,657**	**$14,670**	**$15,727**	**$16,831**	**$17,982**	**$19,185**	**$20,441**	**$21,752**	**$23,122**	**$24,554**
Capitalization Rate	6.1%	5.9%	5.8%	5.7%	5.6%	5.4%	5.3%	5.2%	5.1%	5.0%
Cash on Cash Return	2.4%	3.0%	3.7%	4.3%	5.0%	5.7%	6.4%	7.2%	7.9%	8.7%
Return on Equity	21.1%	18.9%	17.2%	16.0%	14.9%	14.1%	13.4%	12.8%	12.2%	11.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$220,395	$231,415	$242,985	$255,135	$267,891	$281,286	$295,350	$310,118	$325,624	$341,905
- Loan Balance	-$155,665	-$153,788	-$151,785	-$149,648	-$147,367	-$144,934	-$142,338	-$139,568	-$136,613	-$133,459
= Equity	**$64,730**	**$77,627**	**$91,201**	**$105,487**	**$120,524**	**$136,352**	**$153,012**	**$170,550**	**$189,011**	**$208,446**
Loan-to-Value Ratio	70.6%	66.5%	62.5%	58.7%	55.0%	51.5%	48.2%	45.0%	42.0%	39.0%
Potential Cash-Out Refi	$42,690	$54,485	$66,902	$79,974	$93,735	$108,223	$123,477	$139,538	$156,449	$174,255

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$64,730	$77,627	$91,201	$105,487	$120,524	$136,352	$153,012	$170,550	$189,011	$208,446
- Closing Costs	-$15,428	-$16,199	-$17,009	-$17,859	-$18,752	-$19,690	-$20,675	-$21,708	-$22,794	-$23,933
= Proceeds After Sale	**$49,302**	**$61,428**	**$74,192**	**$87,628**	**$101,772**	**$116,662**	**$132,338**	**$148,842**	**$166,217**	**$184,512**
+ Cumulative Cash Flow	$1,402	$3,175	$5,329	$7,873	$10,818	$14,175	$17,956	$22,171	$26,832	$31,951
- Approximate Cash Invest	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772	-$58,772
= Net Profit	**-$8,068**	**$5,831**	**$20,748**	**$36,728**	**$53,818**	**$72,065**	**$91,522**	**$112,240**	**$134,277**	**$157,691**
Internal Rate of Return	-13.7%	4.9%	10.8%	13.3%	14.5%	15.0%	15.2%	15.3%	15.2%	15.1%
Return on Investment	-13.7%	9.9%	35.3%	62.5%	91.6%	122.6%	155.7%	191.0%	228.5%	268.3%

*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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