

Ten Year Performance Projection

New Fully Leased 3/2 Duplex in Lawton!!
Oklahoma
6bd | 4ba | Built: 2025

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	-\$4,362	-\$4,523	-\$4,691	-\$4,864	-\$5,044	-\$5,231	-\$5,424	-\$5,625	-\$5,833	-\$6,049
Insurance	-\$1,345	-\$1,395	-\$1,446	-\$1,500	-\$1,555	-\$1,613	-\$1,673	-\$1,734	-\$1,799	-\$1,865
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	-\$6,362	-\$6,598	-\$6,842	-\$7,095	-\$7,357	-\$7,630	-\$7,912	-\$8,205	-\$8,508	-\$8,823

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	\$23,777	\$24,446	\$25,133	\$25,839	\$26,565	\$27,310	\$28,076	\$28,863	\$29,671	\$30,502
- Mortgage Payments	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948	-\$20,948
= Cash Flow	\$2,829	\$3,498	\$4,185	\$4,891	\$5,617	\$6,362	\$7,128	\$7,915	\$8,724	\$9,554
+ Principal Reduction	\$2,976	\$3,179	\$3,396	\$3,628	\$3,876	\$4,140	\$4,423	\$4,725	\$5,048	\$5,393
+ Appreciation	\$18,175	\$19,084	\$20,038	\$21,040	\$22,092	\$23,196	\$24,356	\$25,574	\$26,853	\$28,195
= Gross Equity Income	\$23,980	\$25,761	\$27,619	\$29,559	\$31,584	\$33,699	\$35,908	\$38,214	\$40,624	\$43,142
Capitalization Rate	6.2%	6.1%	6.0%	5.8%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%
Cash on Cash Return	2.5%	3.1%	3.7%	4.3%	5.0%	5.6%	6.3%	7.0%	7.7%	8.4%
Return on Equity	21.4%	19.2%	17.5%	16.2%	15.2%	14.3%	13.6%	13.0%	12.4%	12.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$381,675	\$400,759	\$420,797	\$441,837	\$463,928	\$487,125	\$511,481	\$537,055	\$563,908	\$592,103
- Loan Balance	-\$269,649	-\$266,470	-\$263,074	-\$259,446	-\$255,571	-\$251,430	-\$247,007	-\$242,282	-\$237,233	-\$231,841
= Equity	\$112,026	\$134,288	\$157,722	\$182,390	\$208,358	\$235,695	\$264,474	\$294,773	\$326,674	\$360,263
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	\$16,607	\$34,099	\$52,523	\$71,931	\$92,376	\$113,913	\$136,604	\$160,510	\$185,697	\$212,237

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$112,026	\$134,288	\$157,722	\$182,390	\$208,358	\$235,695	\$264,474	\$294,773	\$326,674	\$360,263
- Closing Costs	-\$26,717	-\$28,053	-\$29,456	-\$30,929	-\$32,475	-\$34,099	-\$35,804	-\$37,594	-\$39,474	-\$41,447
= Proceeds After Sale	\$85,308	\$106,235	\$128,267	\$151,462	\$175,883	\$201,596	\$228,670	\$257,180	\$287,201	\$318,815
+ Cumulative Cash Flow	\$2,829	\$6,327	\$10,512	\$15,404	\$21,021	\$27,383	\$34,511	\$42,426	\$51,150	\$60,704
- Approximate Cash Invest	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139	-\$113,139
= Net Profit	-\$25,002	-\$577	\$25,640	\$53,726	\$83,764	\$115,839	\$150,042	\$186,466	\$225,211	\$266,380
Internal Rate of Return	-22.1%	-0.3%	7.2%	10.6%	12.3%	13.2%	13.7%	13.9%	14.0%	14.1%
Return on Investment	-22.1%	-0.5%	22.7%	47.5%	74.0%	102.4%	132.6%	164.8%	199.1%	235.4%

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