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.

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