

Ten Year Performance Projection

New Partially 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	\$32,400	\$33,372	\$34,373	\$35,404	\$36,466	\$37,560	\$38,687	\$39,848	\$41,043	\$42,275
Vacancy Losses	-\$2,592	-\$2,670	-\$2,750	-\$2,832	-\$2,917	-\$3,005	-\$3,095	-\$3,188	-\$3,283	-\$3,382
Operating Income	\$29,808	\$30,702	\$31,623	\$32,572	\$33,549	\$34,556	\$35,592	\$36,660	\$37,760	\$38,893

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	-\$648	-\$672	-\$697	-\$723	-\$749	-\$777	-\$806	-\$836	-\$867	-\$899
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$6,269	-\$6,501	-\$6,741	-\$6,990	-\$7,249	-\$7,517	-\$7,795	-\$8,084	-\$8,383	-\$8,693

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	\$23,539	\$24,202	\$24,882	\$25,582	\$26,300	\$27,038	\$27,797	\$28,576	\$29,377	\$30,199
- Mortgage Payments	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631	-\$20,631
= Cash Flow	\$2,909	\$3,571	\$4,251	\$4,951	\$5,669	\$6,408	\$7,166	\$7,945	\$8,746	\$9,569
+ 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	\$23,739	\$25,497	\$27,331	\$29,245	\$31,244	\$33,331	\$35,510	\$37,786	\$40,164	\$42,649
Capitalization Rate	6.3%	6.1%	6.0%	5.9%	5.8%	5.6%	5.5%	5.4%	5.3%	5.2%
Cash on Cash Return	2.6%	3.2%	3.8%	4.4%	5.1%	5.8%	6.4%	7.1%	7.8%	8.6%
Return on Equity	21.5%	19.3%	17.6%	16.3%	15.2%	14.4%	13.6%	13.0%	12.5%	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	\$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	\$2,909	\$6,480	\$10,731	\$15,682	\$21,351	\$27,759	\$34,925	\$42,870	\$51,616	\$61,185
- 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	-\$24,501	-\$320	\$25,629	\$53,424	\$83,145	\$114,876	\$148,707	\$184,730	\$223,043	\$263,748
Internal Rate of Return	-22.0%	-0.1%	7.3%	10.7%	12.4%	13.3%	13.7%	14.0%	14.1%	14.1%
Return on Investment	-22.0%	-0.3%	23.0%	47.9%	74.6%	103.1%	133.5%	165.8%	200.2%	236.7%

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