

Ten Year Performance Projection

Brand New Modern Single Family Home in Chickasha
Oklahoma
3bd | 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	\$18,600	\$19,158	\$19,733	\$20,325	\$20,934	\$21,562	\$22,209	\$22,876	\$23,562	\$24,269
Vacancy Losses	-\$1,488	-\$1,533	-\$1,579	-\$1,626	-\$1,675	-\$1,725	-\$1,777	-\$1,830	-\$1,885	-\$1,942
Operating Income	\$17,112	\$17,625	\$18,154	\$18,699	\$19,260	\$19,837	\$20,433	\$21,046	\$21,677	\$22,327

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$2,819	-\$2,923	-\$3,031	-\$3,143	-\$3,260	-\$3,380	-\$3,505	-\$3,635	-\$3,770	-\$3,909
Insurance	-\$916	-\$950	-\$985	-\$1,022	-\$1,059	-\$1,099	-\$1,139	-\$1,181	-\$1,225	-\$1,270
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	-\$372	-\$386	-\$400	-\$415	-\$430	-\$446	-\$463	-\$480	-\$497	-\$516
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Expenses	-\$4,107	-\$4,259	-\$4,416	-\$4,580	-\$4,749	-\$4,925	-\$5,107	-\$5,296	-\$5,492	-\$5,695

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	\$13,005	\$13,366	\$13,738	\$14,119	\$14,510	\$14,912	\$15,325	\$15,749	\$16,185	\$16,632
- Mortgage Payments	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537	-\$13,537
= Cash Flow	-\$532	-\$170	\$201	\$582	\$974	\$1,376	\$1,789	\$2,213	\$2,648	\$3,095
+ Principal Reduction	\$1,923	\$2,054	\$2,195	\$2,344	\$2,505	\$2,676	\$2,858	\$3,054	\$3,262	\$3,485
+ Appreciation	\$14,094	\$14,940	\$15,836	\$16,786	\$17,793	\$18,861	\$19,993	\$21,192	\$22,464	\$23,812
= Gross Equity Income	\$15,485	\$16,824	\$18,231	\$19,713	\$21,271	\$22,912	\$24,640	\$26,458	\$28,374	\$30,392
Capitalization Rate	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.3%	4.2%	4.1%	4.0%
Cash on Cash Return	-0.7%	-0.2%	0.3%	0.8%	1.3%	1.9%	2.4%	3.0%	3.6%	4.2%
Return on Equity	20.7%	18.3%	16.6%	15.3%	14.3%	13.4%	12.7%	12.1%	11.6%	11.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$248,994	\$263,934	\$279,770	\$296,556	\$314,349	\$333,210	\$353,203	\$374,395	\$396,859	\$420,670
- Loan Balance	-\$174,252	-\$172,198	-\$170,003	-\$167,659	-\$165,154	-\$162,478	-\$159,620	-\$156,566	-\$153,304	-\$149,819
= Equity	\$74,742	\$91,736	\$109,766	\$128,897	\$149,195	\$170,732	\$193,583	\$217,828	\$243,554	\$270,851
Loan-to-Value Ratio	70.0%	65.2%	60.8%	56.5%	52.5%	48.8%	45.2%	41.8%	38.6%	35.6%
Potential Cash-Out Refi	\$12,493	\$25,752	\$39,824	\$54,758	\$70,608	\$87,429	\$105,282	\$124,230	\$144,340	\$165,683

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$74,742	\$91,736	\$109,766	\$128,897	\$149,195	\$170,732	\$193,583	\$217,828	\$243,554	\$270,851
- Closing Costs	-\$17,430	-\$18,475	-\$19,584	-\$20,759	-\$22,004	-\$23,325	-\$24,724	-\$26,208	-\$27,780	-\$29,447
= Proceeds After Sale	\$57,312	\$73,261	\$90,183	\$108,138	\$127,191	\$147,407	\$168,858	\$191,621	\$215,774	\$241,404
+ Cumulative Cash Flow	-\$532	-\$702	-\$501	\$81	\$1,054	\$2,430	\$4,219	\$6,431	\$9,079	\$12,174
- Approximate Cash Invest	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113	-\$73,113
= Net Profit	-\$16,332	-\$554	\$16,569	\$35,106	\$55,132	\$76,724	\$99,964	\$124,939	\$151,741	\$180,465
Internal Rate of Return	-22.3%	-0.4%	7.0%	10.3%	11.9%	12.7%	13.1%	13.3%	13.4%	13.4%
Return on Investment	-22.3%	-0.8%	22.7%	48.0%	75.4%	104.9%	136.7%	170.9%	207.5%	246.8%

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