Ten Year Performance Projection

padsplit 42
Georgia
8bd | 5ba | Built: 1972 | Remodeled: 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	$83,196	$85,692	$88,263	$90,911	$93,638	$96,447	$99,340	$102,321	$105,390	$108,552
Vacancy Losses	-$8,320	-$8,569	-$8,826	-$9,091	-$9,364	-$9,645	-$9,934	-$10,232	-$10,539	-$10,855
Operating Income	**$74,876**	**$77,123**	**$79,436**	**$81,819**	**$84,274**	**$86,802**	**$89,406**	**$92,089**	**$94,851**	**$97,697**

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-$4,969	-$5,152	-$5,343	-$5,541	-$5,746	-$5,958	-$6,179	-$6,407	-$6,645	-$6,890
Insurance	-$2,129	-$2,208	-$2,290	-$2,375	-$2,462	-$2,554	-$2,648	-$2,746	-$2,848	-$2,953
Management Fees	-$14,227	-$14,653	-$15,093	-$15,546	-$16,012	-$16,492	-$16,987	-$17,497	-$18,022	-$18,562
Leasing/Advertising Fees	-$2,500	-$2,592	-$2,688	-$2,788	-$2,891	-$2,998	-$3,109	-$3,224	-$3,343	-$3,467
Association Fees	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Maintenance	-$3,328	-$3,451	-$3,579	-$3,711	-$3,848	-$3,991	-$4,138	-$4,292	-$4,450	-$4,615
Other	-$3,000	-$3,111	-$3,226	-$3,345	-$3,469	-$3,598	-$3,731	-$3,869	-$4,012	-$4,160
Operating Expenses	**-$30,152**	**-$31,168**	**-$32,219**	**-$33,306**	**-$34,429**	**-$35,591**	**-$36,792**	**-$38,035**	**-$39,319**	**-$40,648**

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	**$44,724**	**$45,954**	**$47,217**	**$48,514**	**$49,845**	**$51,211**	**$52,614**	**$54,054**	**$55,532**	**$57,049**
- Mortgage Payments	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789	-$21,789
= Cash Flow	**$22,935**	**$24,165**	**$25,428**	**$26,725**	**$28,056**	**$29,422**	**$30,825**	**$32,265**	**$33,742**	**$35,259**
+ Principal Reduction	$2,576	$2,769	$2,977	$3,200	$3,440	$3,698	$3,975	$4,273	$4,593	$4,937
+ Appreciation	$17,745	$18,632	$19,564	$20,542	$21,569	$22,648	$23,780	$24,969	$26,217	$27,528
= Gross Equity Income	**$43,256**	**$45,566**	**$47,969**	**$50,467**	**$53,065**	**$55,767**	**$58,580**	**$61,506**	**$64,553**	**$67,725**
Capitalization Rate	12.0%	11.7%	11.5%	11.2%	11.0%	10.8%	10.5%	10.3%	10.1%	9.9%
Cash on Cash Return	22.7%	23.9%	25.1%	26.4%	27.7%	29.1%	30.5%	31.9%	33.4%	34.9%
Return on Equity	39.7%	34.9%	31.4%	28.6%	26.3%	24.5%	22.9%	21.6%	20.4%	19.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	$372,645	$391,277	$410,841	$431,383	$452,952	$475,600	$499,380	$524,349	$550,566	$578,095
- Loan Balance	-$263,599	-$260,830	-$257,853	-$254,653	-$251,213	-$247,515	-$243,540	-$239,268	-$234,674	-$229,737
= Equity	**$109,046**	**$130,448**	**$152,988**	**$176,730**	**$201,739**	**$228,085**	**$255,840**	**$285,081**	**$315,892**	**$348,358**
Loan-to-Value Ratio	70.7%	66.7%	62.8%	59.0%	55.5%	52.0%	48.8%	45.6%	42.6%	39.7%
Potential Cash-Out Refi	$71,782	$91,320	$111,904	$133,592	$156,444	$180,525	$205,902	$232,647	$260,835	$290,548

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	$109,046	$130,448	$152,988	$176,730	$201,739	$228,085	$255,840	$285,081	$315,892	$348,358
- Closing Costs	-$26,085	-$27,389	-$28,759	-$30,197	-$31,707	-$33,292	-$34,957	-$36,704	-$38,540	-$40,467
= Proceeds After Sale	**$82,961**	**$103,058**	**$124,229**	**$146,534**	**$170,033**	**$194,793**	**$220,883**	**$248,377**	**$277,352**	**$307,891**
+ Cumulative Cash Flow	$22,935	$47,100	$72,528	$99,252	$127,308	$156,730	$187,555	$219,819	$253,562	$288,821
- Approximate Cash Invest	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146	-$101,146
= Net Profit	**$4,749**	**$49,011**	**$95,611**	**$144,639**	**$196,194**	**$250,376**	**$307,291**	**$367,050**	**$429,767**	**$495,565**
Internal Rate of Return	4.7%	24.1%	29.4%	31.2%	31.8%	31.8%	31.6%	31.3%	30.9%	30.6%
Return on Investment	4.7%	48.5%	94.5%	143.0%	194.0%	247.5%	303.8%	362.9%	424.9%	489.9%

*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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