

|                   | 2023        | 2024        | 2025        | 2026        | 2027        |
|-------------------|-------------|-------------|-------------|-------------|-------------|
| RENTAL INCOME     | \$10,050    | \$10,050    | \$12,000    | \$12,420    | \$12,855    |
| ANNUAL INCOME     | \$120,600   | \$123,735   | \$144,000   | \$149,040   | \$154,256   |
| PROPERTY TAXES    | \$37,400    | \$37,961    | \$38,530    | \$39,108    | \$39,695    |
| INSURANCE         | \$2,500     | \$2,500     | \$2,500     | \$2,500     | \$2,500     |
| HOA               | \$4,320     | \$4,406     | \$4,495     | \$4,584     | \$4,676     |
| MAINTENANCE       | \$7,574     | \$7,725     | \$7,880     | \$8,038     | \$8,198     |
| TOTAL OUTLAYS     | \$51,794    | \$52,593    | \$53,405    | \$54,230    | \$55,069    |
| PRE TAX CASH FLOW | \$68,806    | \$71,142    | \$90,595    | \$94,810    | \$99,187    |
| DEPRECIATION      | \$55,556    | \$55,556    | \$55,556    | \$55,556    | \$55,556    |
| APPRECIATION      | \$85,000    | \$82,500    | \$84,563    | \$86,677    | \$88,843    |
| MARKET VALUE      | \$3,300,000 | \$3,382,500 | \$3,467,063 | \$3,553,739 | \$3,642,583 |

## NOTES

Assuming 3.4M sale price

Cleaning, repairs, appliances, other misc maintenance

\$1.5MM BLDG. VALUE

| CASH FLOW                | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------------------|-------------|-------------|-------------|-------------|-------------|
| RENTAL INCOME            | \$9,100     | \$10,050    | \$10,050    | \$10,402    | \$10,766    |
| ANNUAL INCOME            | \$109,200   | \$120,600   | \$120,600   | \$124,821   | \$129,190   |
| MORTGAGE                 | \$204,000   | \$103,896   | \$103,896   | \$103,896   | \$103,896   |
| PROPERTY TAXES           | \$37,400    | \$37,961    | \$38,530    | \$39,108    | \$39,695    |
| INSURANCE                | \$2,500     | \$2,500     | \$2,500     | \$2,500     | \$2,500     |
| HOA                      | \$4,800     | \$4,896     | \$4,994     | \$5,094     | \$5,196     |
| MAINTENANCE              | \$6,000     | \$6,120     | \$6,242     | \$6,367     | \$6,495     |
| PROPERTY MANAGEMENT      | \$6,000     | \$6,120     | \$6,242     | \$6,367     | \$6,495     |
| TOTAL OUTLAYS            | \$260,700   | \$161,493   | \$162,405   | \$163,333   | \$164,276   |
| PRE TAX CASH FLOW        | -\$151,500  | -\$40,893   | -\$41,805   | -\$38,512   | -\$35,086   |
| PRINCIPAL REDUCTION      | \$30,000    | \$31,000    | \$32,000    | \$33,000    | \$34,000    |
| NET PROFIT               | -\$121,500  | -\$9,893    | -\$9,805    | -\$5,512    | -\$1,086    |
| DEPRECIATION             | \$55,556    | \$55,556    | \$55,556    | \$55,556    | \$55,556    |
| LOSS                     | -\$177,056  | -\$65,449   | -\$65,361   | -\$61,067   | -\$56,642   |
| TAX BENEFIT @ 40%        | \$70,822    | \$26,179    | \$26,144    | \$24,427    | \$22,657    |
| TOTAL AFTER TAX GAIN     | -\$50,678   | \$16,286    | \$16,339    | \$18,915    | \$21,571    |
| ROI                      | -9.21%      | 2.96%       | 2.97%       | 3.44%       | 3.92%       |
| APPRECIATION             | \$56,250    | \$57,656    | \$59,098    | \$60,984    | \$62,981    |
| MARKET VALUE             | \$2,306,250 | \$2,363,906 | \$2,439,343 | \$2,519,242 | \$2,603,793 |
| TOTAL GAIN               | \$5,572     | \$79,515    | \$154,952   | \$234,850   | \$319,402   |
| ROI                      | 1.01%       | 14.46%      | 28.17%      | 42.70%      | 58.07%      |
| MARKET VALUE @21X INCOME | \$2,293,200 | \$2,532,600 | \$2,532,600 | \$2,621,241 | \$2,712,984 |
| DEBT                     | 1730329     | 1699372     | 1667073     | 1633374     | 1598215     |

|               |                  |                  |                  |                  |                    |
|---------------|------------------|------------------|------------------|------------------|--------------------|
| <b>EQUITY</b> | <b>\$562,871</b> | <b>\$833,228</b> | <b>\$865,527</b> | <b>\$987,867</b> | <b>\$1,114,769</b> |
|---------------|------------------|------------------|------------------|------------------|--------------------|

**Notes**

**2023 Actual rent projected to be 1**

**NOTES**

Estimate  
Assuming 3.4M sale price

**\$1.5MM BLDG. VALUE**

2023  
4200

4202

4204