

Property Information		Debt and Rent Roll				Summary of Returns	
Property Name	Edgewood Duplex	Loan Amount	75% LTV	\$ 521,250	Total Capital Invested	\$	191,994
City State Zip	Midlothian TX	Interest Rate		5.25%	Year 1 - Cashflow	\$	4,525
Year Built	2024	Amortization		360 Months	Year 1 - Cash on Cash Return		2.36%
Number of Units	2	Monthly Payment		\$2,878	Year 1 - Principal Paydown	\$	7,350
Asking Price	\$ 695,000	Interest Only Period		0 Months	Year 1 - Appreciation	\$	27,800
Purchase Price	\$ 695,000	Loan Costs		3.50%	Year 1 - Depreciation	\$	21,482
Gross Rentable SF	3,306	<b>Rent Roll</b>					
Year 0 (Going In) Cap Rate	0.00%	<b>Unit Type</b>	<b>Number of Units</b>	<b>Size (SF)</b>	<b>Monthly Rent</b>	<b>Rent/SF</b>	Levered IRR
Year 1 Cap Rate	5.62%	3 bed 2bath	2	1653	\$ 2,495	\$ 1.51	Levered Average Cash on Cash
Appreciation Rate	4.00%						Levered Equity Multiple
Selling Cost	6.85%						Unlevered IRR
Remodeling Cost	\$ -						Unlevered Average Cash on Cash
<b>Market Rent</b>	\$ 2,281	<b>Total</b>	<b>2</b>	<b>3306</b>	<b>\$ 4,990</b>	<b>\$ 1.51</b>	Unlevered Equity Multiple
<b>Market Rent/SF</b>	\$ 1.38						

Cashflows		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Income</b>	Growth >>		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Rent		\$ 59,880	\$ 61,078	\$ 62,299	\$ 63,545	\$ 64,816	\$ 66,112	\$ 67,435	\$ 68,783	\$ 70,159	\$ 71,562	\$ 72,993	\$ 72,993
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Potential Gross Income</b>		\$ 59,880	\$ 61,078	\$ 62,299	\$ 63,545	\$ 64,816	\$ 66,112	\$ 67,435	\$ 68,783	\$ 70,159	\$ 71,562	\$ 72,993	\$ 72,993
	% Vacant		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy		\$ 1,796	\$ 1,832	\$ 1,869	\$ 1,906	\$ 1,944	\$ 1,983	\$ 2,023	\$ 2,063	\$ 2,105	\$ 2,147	\$ 2,190	\$ 2,190
<b>Effective Gross Income</b>		\$ 58,084	\$ 59,245	\$ 60,430	\$ 61,639	\$ 62,872	\$ 64,129	\$ 65,412	\$ 66,720	\$ 68,054	\$ 69,415	\$ 70,804	\$ 70,804
<b>Expenses</b>	Growth >>		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Repairs and Maintenance	3%	\$ 581	\$ 1,185	\$ 1,813	\$ 1,849	\$ 1,886	\$ 1,924	\$ 1,962	\$ 2,002	\$ 2,042	\$ 2,082	\$ 2,124	\$ 2,124
Management & Leasing	7.5%	\$ 4,356	\$ 4,443	\$ 4,532	\$ 4,623	\$ 4,715	\$ 4,810	\$ 4,906	\$ 5,004	\$ 5,104	\$ 5,206	\$ 5,310	\$ 5,310
Insurance		\$ 1,800	\$ 1,836	\$ 1,873	\$ 1,910	\$ 1,948	\$ 1,987	\$ 2,027	\$ 2,068	\$ 2,109	\$ 2,151	\$ 2,194	\$ 2,194
Property Taxes	1.6900%	\$ 10,571	\$ 10,782	\$ 10,998	\$ 11,218	\$ 11,442	\$ 11,671	\$ 11,905	\$ 12,143	\$ 12,386	\$ 12,633	\$ 12,886	\$ 12,886
Utilities: Landlord pays Septic Service		\$ 960	\$ 979	\$ 999	\$ 1,019	\$ 1,039	\$ 1,060	\$ 1,081	\$ 1,103	\$ 1,125	\$ 1,147	\$ 1,170	\$ 1,170
HOA Dues		\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750
<b>Operating Expenses</b>		\$ 19,018	\$ 19,976	\$ 20,965	\$ 21,369	\$ 21,781	\$ 22,202	\$ 22,631	\$ 23,069	\$ 23,515	\$ 23,970	\$ 24,435	\$ 24,435
Operating Expense Percentage		32.74%	33.72%	34.69%	34.67%	34.64%	34.62%	34.60%	34.58%	34.55%	34.53%	34.51%	34.51%
<b>Net Operating Income</b>		\$ 39,066	\$ 39,269	\$ 39,465	\$ 40,270	\$ 41,090	\$ 41,927	\$ 42,781	\$ 43,651	\$ 44,539	\$ 45,445	\$ 46,369	\$ 46,369
CapEx	\$0/unit/year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow from Operations</b>		\$ 39,066	\$ 39,269	\$ 39,465	\$ 40,270	\$ 41,090	\$ 41,927	\$ 42,781	\$ 43,651	\$ 44,539	\$ 45,445	\$ 46,369	\$ 46,369
Debt Service		\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540	\$34,540
<b>Cash Flow Before Tax</b>		\$ 4,525	\$ 4,729	\$ 4,925	\$ 5,729	\$ 6,550	\$ 7,387	\$ 8,240	\$ 9,111	\$ 9,999	\$ 10,905	\$ 10,905	\$ 10,905

**Important Note:** This financial proforma is intended for informational purposes only and represents projections. Actual results may vary. Investors are advised to conduct independent verification and analysis.