

Multi-Year Financial Model Detailed Overview: 15 Properties Over 25 Years

Year	Median Price	Purchase Price	Down Payment	Total Investment	Total MV	30-Yr Loan Cum. Equity	30-Yr Loan Annual CF	30 -Yr Loan Cum. CF	30-Yr Loan Total ROI
1983	\$70,300	\$56,240	\$11,248	\$11,248	\$73,816	\$29,244	\$300	\$300	\$29,545
1984				\$11,248	\$77,509	\$33,390	\$503	\$803	\$34,193
1985	\$75,500	\$60,400	\$12,080	\$23,328	\$160,663	\$69,164	\$1,037	\$1,840	\$71,004
1986				\$23,328	\$168,702	\$78,214	\$1,478	\$3,318	\$81,532
1987	\$85,600	\$68,480	\$13,696	\$37,024	\$267,027	\$123,355	\$2,306	\$5,624	\$128,979
1988				\$37,024	\$280,390	\$138,443	\$3,038	\$8,662	\$147,105
1989	\$93,100	\$74,480	\$14,896	\$51,920	\$392,180	\$193,063	\$4,205	\$12,867	\$205,930
1990				\$51,920	\$411,809	\$215,291	\$5,280	\$18,147	\$233,438
1991	\$100,300	\$80,240	\$16,048	\$67,968	\$537,740	\$280,429	\$6,838	\$24,985	\$305,413
1992				\$67,968	\$564,657	\$311,006	\$8,312	\$33,297	\$344,303
1993	\$106,800	\$85,440	\$17,088	\$85,056	\$705,066	\$387,643	\$10,316	\$43,613	\$431,256
1994	\$109,900	\$87,920	\$17,584	\$102,640	\$855,757	\$473,588	\$12,719	\$56,332	\$529,920
1995	\$113,100	\$90,480	\$18,096	\$120,736	\$1,017,351	\$569,494	\$15,548	\$71,881	\$641,375
1996	\$115,800	\$92,640	\$18,528	\$139,264	\$1,189,868	\$675,803	\$18,832	\$90,713	\$766,516
1997	\$121,800	\$97,440	\$19,488	\$158,752	\$1,377,322	\$794,544	\$22,615	\$113,327	\$907,871
1998	\$128,400	\$102,720	\$20,544	\$179,296	\$1,581,089	\$926,853	\$26,939	\$140,266	\$1,067,119
1999	\$133,300	\$106,640	\$21,328	\$200,624	\$1,800,201	\$1,072,993	\$31,843	\$172,109	\$1,245,102
2000	\$139,000	\$111,200	\$22,240	\$222,864	\$2,036,267	\$1,234,218	\$37,372	\$209,481	\$1,443,699
2001	\$147,800	\$118,240	\$23,648	\$246,512	\$2,293,391	\$1,412,838	\$43,586	\$253,067	\$1,665,905
2002	\$158,100	\$126,480	\$25,296	\$271,808	\$2,574,200	\$1,610,735	\$50,548	\$303,616	\$1,914,351
2003				\$271,808	\$2,703,060	\$1,759,271	\$57,606	\$361,222	\$2,120,493
2004				\$271,808	\$2,838,378	\$1,915,778	\$65,016	\$426,238	\$2,342,016
2005				\$271,808	\$2,980,477	\$2,080,695	\$72,797	\$499,035	\$2,579,729
2006				\$271,808	\$3,129,696	\$2,254,486	\$80,967	\$580,001	\$2,834,487
2007				\$271,808	\$3,286,391	\$2,437,642	\$89,545	\$669,547	\$3,107,189