

1 Year Performance Projection

Willow Ridge Duplex
Lawton, OK 73501
3 Bdrom, 2 Bath Per Side, Built in 2025



Square Feet	2,200
Initial Market Value	\$432,500
Purchase Price	\$432,500
Downpayment	\$108,125
Loan Origination Fees	\$0
Depreciable Closing Costs	\$21,625
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$129,750
Cost per Square Foot	\$197
Monthly Rent per Square Foot	\$1.36

Income	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	-\$240	-\$2,880
Operating Income	\$2,760	\$33,120

Expenses	Monthly	Annual
Property Taxes	-\$451	-\$5,406
Insurance	-\$169	-\$2,033
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$60	-\$720
Other	-\$0	-\$0
Operating Expenses	-\$680	-\$8,159

Net Performance	Monthly	Annual
Net Operating Income	\$2,080	\$24,961
- Mortgage Payments	-\$1,943	-\$23,313
= Cash Flow	\$137	\$1,648
+ Principal Reduction	\$333	\$3,991
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$2,632	\$31,589
+ Tax Savings	\$221	\$2,651
= GEI w/Tax Savings	\$2,853	\$34,240

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$324,375	\$0
Monthly Payment	\$1,942.71	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.07
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	144
Capitalization Rate	5.8%
Cash on Cash Return	1%
Total Return on Investment	24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

Comments
Investor Package = Fenced Yard, All Appliances, Blinds,
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.