

Property Summary

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

General Information	
Square Feet	2,200
Purchase Price	\$432,500
Initial Market Value	\$432,500
Downpayment	\$108,125
Closing Costs	\$21,625
Initial Cash Invested	\$129,750

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



Financial Indicators	
Capitalization Rate	5.8%
Cash on Cash Return	1%
Total Return on Investment	24%

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

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.