

1 Year Performance Projection

Brand New Wagoner Duplex
Wagoner, OK 74467
3 Bdrm/2 Bath Per Side - Built in 2024



| | |
|-------------------------------|-----------|
| Square Feet | 2,296 |
| Initial Market Value | \$415,000 |
| Purchase Price | \$415,000 |
| Downpayment | \$124,500 |
| Loan Origination Fees | \$5,810 |
| Depreciable Closing Costs | \$20,750 |
| Other Closing Costs and Fixup | \$5,810 |
| Initial Cash Invested | \$156,870 |
| Cost per Square Foot | \$181 |
| Monthly Rent per Square Foot | \$1.20 |

| Income | Monthly | Annual |
|------------------|---------|----------|
| Gross Rent | \$2,750 | \$33,000 |
| Vacancy Losses | -\$220 | -\$2,640 |
| Operating Income | \$2,530 | \$30,360 |

| Expenses | Monthly | Annual |
|--------------------------|---------|----------|
| Property Taxes | -\$432 | -\$5,188 |
| Insurance | -\$142 | -\$1,702 |
| Management Fees | -\$0 | -\$0 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$0 | -\$0 |
| Maintenance | -\$55 | -\$660 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$629 | -\$7,549 |

| Net Performance | Monthly | Annual |
|---------------------------|----------|-----------|
| Net Operating Income | \$1,901 | \$22,811 |
| - Mortgage Payments | -\$1,604 | -\$19,246 |
| = Cash Flow | \$297 | \$3,565 |
| + Principal Reduction | \$0 | \$0 |
| + First-Year Appreciation | \$2,075 | \$24,900 |
| = Gross Equity Income | \$2,372 | \$28,465 |
| + Tax Savings | \$265 | \$3,177 |
| = GEI w/Tax Savings | \$2,637 | \$31,642 |

| Mortgage Info | First | Second |
|---------------------|---------------------|--------|
| Loan-to-Value Ratio | 70% | 0% |
| Loan Amount | \$290,500 | \$0 |
| Monthly Payment | \$1,603.80 | \$0.00 |
| Loan Type | Interest Only Fixed | |
| Term | 10 Years | |
| Interest Rate | 6.625% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|---|------|
| Debt Coverage Ratio | 1.19 |
| Annual Gross Rent Multiplier | 13 |
| Monthly Gross Rent Multiplier | 151 |
| Capitalization Rate | 5.5% |
| Cash on Cash Return | 2% |
| Total Return on Investment | 18% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

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

| Comments |
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| Located IN Wagoner OK just 35-40M outside of Tulsa |
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*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.