

Property Summary

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

General Information	
Square Feet	2,296
Purchase Price	\$415,000
Initial Market Value	\$415,000
Downpayment	\$124,500
Closing Costs	\$32,370
Initial Cash Invested	\$156,870

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



Financial Indicators	
Capitalization Rate	5.5%
Cash on Cash Return	2%
Total Return on Investment	18%

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

Comments
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.