

Property Summary

Brand New Modern Home in Chickasha- 155k!!  
Chickasha, OK 73018  
2 bdrm/2 bath - Built in 2025

General Information	
Square Feet	864
Purchase Price	\$154,900
Initial Market Value	\$154,900
Downpayment	\$38,725
Closing Costs	\$7,745
Initial Cash Invested	\$46,470

Income & Expenses	Monthly	Annual
Gross Rent	\$1,250	\$15,000
Vacancy Losses	\$100	\$1,200
Operating Income	\$1,150	\$13,800
Operating Expenses	\$241	\$2,887

Net Performance	Monthly	Annual
Net Operating Income	\$909	\$10,913
- Mortgage Payments	\$744	\$8,927
= Cash Flow	\$166	\$1,987
+ Principal Reduction	\$106	\$1,268
+ First-Year Appreciation	\$774	\$9,294
= Gross Equity Income	\$1,046	\$12,549



Financial Indicators	
Capitalization Rate	7.0%
Cash on Cash Return	4%
Total Return on Investment	27%

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

Comments
Brand new 2/2 Bedroom single family home All appliance

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.