

1 Year Performance Projection

Brand New Duplex in A+ Area  
Yukon, OK 73099  
3 Bdrm/2 Bath Per Side - Built in 2024



Square Feet	2,276
Initial Market Value	\$432,500
Purchase Price	\$432,500
Downpayment	\$108,125
Loan Origination Fees	\$6,488
Depreciable Closing Costs	\$21,625
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$136,238
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.32

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	-\$137	-\$1,644
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$60	-\$720
Other	-\$0	-\$0
Operating Expenses	-\$647	-\$7,770

Net Performance	Monthly	Annual
Net Operating Income	\$2,113	\$25,350
- Mortgage Payments	-\$1,945	-\$23,337
= Cash Flow	\$168	\$2,013
+ Principal Reduction	\$332	\$3,983
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$2,662	\$31,946
+ Tax Savings	\$211	\$2,529
= GEI w/Tax Savings	\$2,873	\$34,475

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$324,375	\$0
Monthly Payment	\$1,944.79	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.09
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	144
Capitalization Rate	5.9%
Cash on Cash Return	1%
Total Return on Investment	23%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Brand New Duplex in prime location in OKC Metro. These

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