

1 Year Performance Projection

Brand New Wagoner Duplex-Fully Occupied
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	\$103,750
Loan Origination Fees	\$0
Depreciable Closing Costs	\$20,750
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$124,500
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	-\$2,069	-\$24,824
= Cash Flow	-\$168	-\$2,013
+ Principal Reduction	\$264	\$3,168
+ First-Year Appreciation	\$2,075	\$24,900
= Gross Equity Income	\$2,171	\$26,055
+ Tax Savings	\$334	\$4,004
= GEI w/Tax Savings	\$2,505	\$30,058



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$311,250	\$0
Monthly Payment	\$2,068.66	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		0.92
Annual Gross Rent Multiplier		13
Monthly Gross Rent Multiplier		151
Capitalization Rate		5.5%
Cash on Cash Return		-2%
Total Return on Investment		21%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

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

Comments		
Located IN Wagoner OK just 35-40M outside of Tulsa		
3		

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