

Property Summary

Brand New Wagoner Duplex-Fully Occupied  
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	\$103,750
Closing Costs	\$20,750
Initial Cash Invested	\$124,500



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	\$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

Financial Indicators	
Capitalization Rate	5.5%
Cash on Cash Return	-2%
Total Return on Investment	21%

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.