

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 | \$0 |
| Depreciable Closing Costs | \$21,625 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$129,750 |
| Cost per Square Foot | \$190 |
| Monthly Rent per Square Foot | \$1.31 |

| Income | Monthly | Annual |
|------------------|---------|----------|
| Gross Rent | \$2,990 | \$35,880 |
| Vacancy Losses | -\$239 | -\$2,870 |
| Operating Income | \$2,751 | \$33,010 |

| 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 | -\$718 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$647 | -\$7,767 |

| Net Performance | Monthly | Annual |
|---------------------------|----------|-----------|
| Net Operating Income | \$2,104 | \$25,242 |
| - Mortgage Payments | -\$2,156 | -\$25,871 |
| = Cash Flow | -\$52 | -\$629 |
| + Principal Reduction | \$275 | \$3,301 |
| + First-Year Appreciation | \$2,162 | \$25,950 |
| = Gross Equity Income | \$2,385 | \$28,623 |
| + Tax Savings | \$306 | \$3,668 |
| = GEI w/Tax Savings | \$2,691 | \$32,291 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$324,375 | \$0 |
| Monthly Payment | \$2,155.90 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 6.990% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|---|------|
| Debt Coverage Ratio | 0.98 |
| Annual Gross Rent Multiplier | 12 |
| Monthly Gross Rent Multiplier | 145 |
| Capitalization Rate | 5.8% |
| Cash on Cash Return | 0% |
| Total Return on Investment | 22% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

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

| Comments |
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| 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.