

1 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!!  
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	\$1.23

Income	Monthly	Annual
Gross Rent	\$2,790	\$33,480
Vacancy Losses	-\$223	-\$2,678
Operating Income	\$2,567	\$30,802

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	-\$56	-\$670
Other	-\$0	-\$0
Operating Expenses	-\$643	-\$7,719

Net Performance	Monthly	Annual
Net Operating Income	\$1,924	\$23,082
- Mortgage Payments	-\$2,156	-\$25,871
= Cash Flow	-\$232	-\$2,789
+ Principal Reduction	\$275	\$3,301
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$2,205	\$26,463
+ Tax Savings	\$367	\$4,409
= GEI w/Tax Savings	\$2,573	\$30,872

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	0.89
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	155
Capitalization Rate	5.3%
Cash on Cash Return	-2%
Total Return on Investment	20%
+ 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.