

## 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
<b>Initial Cash Invested</b>	<b>\$129,750</b>
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
<b>Operating Income</b>	<b>\$2,567</b>	<b>\$30,802</b>

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
<b>Operating Expenses</b>	<b>-\$643</b>	<b>-\$7,719</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,924</b>	<b>\$23,082</b>
- Mortgage Payments	-\$1,919	-\$23,026
<b>= Cash Flow</b>	<b>\$5</b>	<b>\$57</b>
+ Principal Reduction	\$340	\$4,077
+ First-Year Appreciation	\$2,162	\$25,950
<b>= Gross Equity Income</b>	<b>\$2,507</b>	<b>\$30,084</b>
+ Tax Savings	\$264	\$3,167
<b>= GEI w/Tax Savings</b>	<b>\$2,771</b>	<b>\$33,251</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$324,375	\$0
Monthly Payment	\$1,918.80	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.00
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	155
Capitalization Rate	5.3%
Cash on Cash Return	0%
<b>Total Return on Investment</b>	<b>23%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

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.