

Property Summary

Brand New Duplex in A+ Area-Fully Rented!!
Yukon, OK 73099
3 Bdrm/2 Bath Per Side - Built in 2024

| General Information | |
|-----------------------|-----------|
| Square Feet | 2,276 |
| Purchase Price | \$432,500 |
| Initial Market Value | \$432,500 |
| Downpayment | \$108,125 |
| Closing Costs | \$21,625 |
| Initial Cash Invested | \$129,750 |

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



| Financial Indicators | |
|----------------------------|------|
| Capitalization Rate | 5.3% |
| Cash on Cash Return | -2% |
| Total Return on Investment | 20% |

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

| 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.