

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	\$2,990	\$35,880
Vacancy Losses	\$239	\$2,870
Operating Income	\$2,751	\$33,010
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



Financial Indicators	
Capitalization Rate	5.8%
Cash on Cash Return	0%
Total Return on Investment	22%

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

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.