

## 1 Year Performance Projection

Brand New Modern Home in Chickasha- Client  
Chickasha, OK 73018  
2 bdrm/2 bath - Built in 2025



|                               |                 |
|-------------------------------|-----------------|
| Square Feet                   | 864             |
| Initial Market Value          | \$154,900       |
| Purchase Price                | \$154,900       |
| Downpayment                   | \$46,470        |
| Loan Origination Fees         | \$2,169         |
| Depreciable Closing Costs     | \$7,745         |
| Other Closing Costs and Fixup | \$0             |
| <b>Initial Cash Invested</b>  | <b>\$56,384</b> |
| Cost per Square Foot          | \$179           |
| Monthly Rent per Square Foot  | \$1.45          |

| Income                  | Monthly        | Annual          |
|-------------------------|----------------|-----------------|
| Gross Rent              | \$1,250        | \$15,000        |
| Vacancy Losses          | -\$100         | -\$1,200        |
| <b>Operating Income</b> | <b>\$1,150</b> | <b>\$13,800</b> |

| Expenses                  | Monthly       | Annual          |
|---------------------------|---------------|-----------------|
| Property Taxes            | -\$142        | -\$1,704        |
| Insurance                 | -\$61         | -\$728          |
| Management Fees           | -\$0          | -\$0            |
| Leasing/Advertising Fees  | -\$0          | -\$0            |
| Association Fees          | -\$0          | -\$0            |
| Maintenance               | -\$25         | -\$300          |
| Other                     | -\$0          | -\$0            |
| <b>Operating Expenses</b> | <b>-\$228</b> | <b>-\$2,732</b> |

| Net Performance              | Monthly        | Annual          |
|------------------------------|----------------|-----------------|
| <b>Net Operating Income</b>  | <b>\$922</b>   | <b>\$11,068</b> |
| - Mortgage Payments          | -\$599         | -\$7,183        |
| <b>= Cash Flow</b>           | <b>\$324</b>   | <b>\$3,885</b>  |
| + Principal Reduction        | \$0            | \$0             |
| + First-Year Appreciation    | \$774          | \$9,294         |
| <b>= Gross Equity Income</b> | <b>\$1,098</b> | <b>\$13,179</b> |
| + Tax Savings                | \$26           | \$310           |
| <b>= GEI w/Tax Savings</b>   | <b>\$1,124</b> | <b>\$13,488</b> |

| Mortgage Info       | First               | Second |
|---------------------|---------------------|--------|
| Loan-to-Value Ratio | 70%                 | 0%     |
| Loan Amount         | \$108,430           | \$0    |
| Monthly Payment     | \$598.62            | \$0.00 |
| Loan Type           | Interest Only Fixed |        |
| Term                | 10 Years            |        |
| Interest Rate       | 6.625%              | 0.000% |
| Monthly PMI         | \$0                 |        |

| Financial Indicators   |            |
|--|------------|
| Debt Coverage Ratio  | 1.54       |
| Annual Gross Rent Multiplier                                   | 10         |
| Monthly Gross Rent Multiplier                                  | 124        |
| Capitalization Rate  | 7.1%       |
| Cash on Cash Return  | 7%         |
| <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 2/2 Bedroom single family home |
| All appliance                            |

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.