## 1 Year Performance Projection

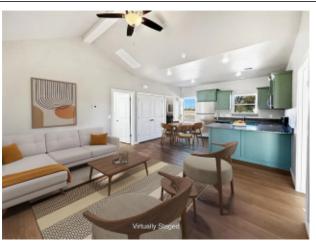
Brand New Modern Home in Chickasha- Client Chickasha, OK 73018 2 bdrm/2 bath - Built in 2025

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
Initial Cash Invested	\$56,384
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
Operating Income	\$1,150	\$13,800

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
Operating Expenses	-\$228	-\$2,732

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



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%
Total Return on Investment	23%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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.