

Property Summary

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

General Information	
Square Feet	864
Purchase Price	\$154,900
Initial Market Value	\$154,900
Downpayment	\$46,470
Closing Costs	\$9,914
Initial Cash Invested	\$56,384

Income & Expenses	Monthly	Annual
Gross Rent	\$1,250	\$15,000
Vacancy Losses	\$100	\$1,200
Operating Income	\$1,150	\$13,800
Operating Expenses	\$228	\$2,732

Net Performance	Monthly	Annual
Net Operating Income	\$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



Financial Indicators	
Capitalization Rate	7.1%
Cash on Cash Return	7%
Total Return on Investment	23%

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

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.