

1 Year Performance Projection

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



Square Feet	2,276
Initial Market Value	\$432,500
Purchase Price	\$432,500
Downpayment	\$108,125
Loan Origination Fees	\$0
Depreciable Closing Costs	\$21,625
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$129,750
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.38

Income	Monthly	Annual
Gross Rent	\$3,140	\$37,680
Vacancy Losses	-\$251	-\$3,014
Operating Income	\$2,889	\$34,666

Expenses	Monthly	Annual
Property Taxes	-\$451	-\$5,406
Insurance	-\$137	-\$1,644
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$63	-\$754
Other	-\$0	-\$0
Operating Expenses	-\$650	-\$7,803

Net Performance	Monthly	Annual
Net Operating Income	\$2,239	\$26,862
- Mortgage Payments	-\$1,919	-\$23,026
= Cash Flow	\$320	\$3,837
+ Principal Reduction	\$340	\$4,077
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$2,822	\$33,864
+ Tax Savings	\$156	\$1,871
= GEI w/Tax Savings	\$2,978	\$35,735

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$324,375	\$0
Monthly Payment	\$1,918.80	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.17
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	138
Capitalization Rate	6.2%
Cash on Cash Return	3%
Total Return on Investment	26%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

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.