

Property Summary

Brand New Duplex in A+ Area  
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       | \$1,919 | \$23,026 |
| = Cash Flow               | \$185   | \$2,217  |
| + Principal Reduction     | \$340   | \$4,077  |
| + First-Year Appreciation | \$2,162 | \$25,950 |
| = Gross Equity Income     | \$2,687 | \$32,244 |



| Financial Indicators       |      |
|----------------------------|------|
| Capitalization Rate        | 5.8% |
| Cash on Cash Return        | 2%   |
| Total Return on Investment | 25%  |

| 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.