

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  | \$1.32    |

| Income           | Monthly | Annual   |
|------------------|---------|----------|
| Gross Rent       | \$3,000 | \$36,000 |
| Vacancy Losses   | -\$240  | -\$2,880 |
| Operating Income | \$2,760 | \$33,120 |

| 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              | -\$60   | -\$720   |
| Other                    | -\$0    | -\$0     |
| Operating Expenses       | -\$647  | -\$7,770 |

| Net Performance           | Monthly  | Annual    |
|---------------------------|----------|-----------|
| Net Operating Income      | \$2,113  | \$25,350  |
| - Mortgage Payments       | -\$1,919 | -\$23,026 |
| = Cash Flow               | \$194    | \$2,325   |
| + Principal Reduction     | \$340    | \$4,077   |
| + First-Year Appreciation | \$2,162  | \$25,950  |
| = Gross Equity Income     | \$2,696  | \$32,352  |
| + Tax Savings             | \$199    | \$2,389   |
| = GEI w/Tax Savings       | \$2,895  | \$34,741  |

| 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                                     | 1.10 |
| Annual Gross Rent Multiplier                            | 12   |
| Monthly Gross Rent Multiplier                           | 144  |
| Capitalization Rate                                     | 5.9% |
| Cash on Cash Return                                     | 2%   |
| Total Return on Investment                              | 25%  |
| + 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.