

1 Year Performance Projection

Fully Occupied 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 | \$1.36 |

| Income | Monthly | Annual |
|------------------|---------|----------|
| Gross Rent | \$3,090 | \$37,080 |
| Vacancy Losses | -\$247 | -\$2,966 |
| Operating Income | \$2,843 | \$34,114 |

| 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 | -\$62 | -\$742 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$649 | -\$7,791 |

| Net Performance | Monthly | Annual |
|---------------------------|----------|-----------|
| Net Operating Income | \$2,194 | \$26,322 |
| - Mortgage Payments | -\$1,919 | -\$23,026 |
| = Cash Flow | \$275 | \$3,297 |
| + Principal Reduction | \$340 | \$4,077 |
| + First-Year Appreciation | \$2,162 | \$25,950 |
| = Gross Equity Income | \$2,777 | \$33,324 |
| + Tax Savings | \$171 | \$2,056 |
| = GEI w/Tax Savings | \$2,948 | \$35,380 |

| 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 | 1.14 |
| Annual Gross Rent Multiplier | 12 |
| Monthly Gross Rent Multiplier | 140 |
| Capitalization Rate | 6.1% |
| 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 |
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| 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. |