## 1 Year Performance Projection

**Projected Rent** 

Vacancy Losses

**Operating Expenses** 

Fully Occupied Brand New Duplex in A+ Area Yukon, OK 73099

6 bedrooms 4 bathrooms 2024 year built

3 Bdrm/2 Bath Per Side - Built in 2024

Projected Income	Monthly	Annual
Monthly Rent per Square Foot		\$1.36
Cost per Square Foot		\$190
Approximate Cash Invested		\$129,750
Other Costs and Fixup		\$0
Depreciable Closing Costs		\$21,625
Loan Origination Fees		\$0
Downpayment		\$108,125
Purchase Price		\$432,500
Initial Market Value		\$432,500
Square Feet		2,276

Operating Income	\$2,843	\$34,114
Estimated 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 (Utilities, Supplies, etc.)	-\$0	-\$0

\$3,090

-\$247

-\$649

\$37,080

-\$2,966

-\$7,791

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	\$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



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	
Rent-to-Value Ratio™ (RV Ratio™)	0.7%
Debt Coverage Ratio	1.14
Annual Gross Rent Multiplier	12
Capitalization Rate	6.1%
Cash on Cash Return	3%
Return on Investment	26%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

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

Comments
Brand New Duplex in prime location in OKC Metro. These
Duplexes are a rare opportunity to own a positive cash flow
investment in an A+ area with good schools, in a great

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.