1 Year Performance Projection

Fully Occupied Brand New Duplex in A+ Area
Yukon, OK 73099
6 bedrooms 4 bathrooms
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 Costs and Fixup	$0
Approximate Cash Invested	**$129,750**
Cost per Square Foot	$190
Monthly Rent per Square Foot	$1.33

Projected Income	Monthly	Annual
Projected Rent	$3,020	$36,240
Vacancy Losses	-$242	-$2,899
Operating Income	**$2,778**	**$33,341**

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	-$60	-$725
Other (Utilities, Supplies, etc.)	-$0	-$0
Operating Expenses	**-$648**	**-$7,775**

Net Performance	Monthly	Annual
Net Operating Income	**$2,131**	**$25,566**
- Mortgage Payments	-$1,919	-$23,026
= Cash Flow	**$212**	**$2,541**
+ Principal Reduction	$340	$4,077
+ First-Year Appreciation	$2,162	$25,950
= Gross Equity Income	**$2,714**	**$32,568**

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	1.11
Annual Gross Rent Multiplier	12
Capitalization Rate	5.9%
Cash on Cash Return	2%
Return on Investment	**25%**
+ 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.