

Property Summary

Fully Occupied 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	\$3,020	\$36,240
Vacancy Losses	\$242	\$2,899
Operating Income	\$2,778	\$33,341
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



Financial Indicators	
Capitalization Rate	5.9%
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.