

1 Year Performance Projection

Pre-Leased Property
Edmond, OK 73013
3BR, 2BA, Built in 2021



Square Feet	1,619
Initial Market Value	\$280,000
Purchase Price	\$280,000
Downpayment	\$70,000
Loan Origination Fees	\$2,100
Depreciable Closing Costs	\$14,000
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$86,100
Cost per Square Foot	\$173
Monthly Rent per Square Foot	\$1.17

Income	Monthly	Annual
Gross Rent	\$1,895	\$22,740
Vacancy Losses	-\$152	-\$1,819
Operating Income	\$1,743	\$20,921

Expenses	Monthly	Annual
Property Taxes	-\$292	-\$3,500
Insurance	-\$98	-\$1,176
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$24	-\$288
Maintenance	-\$38	-\$455
Other	-\$0	-\$0
Operating Expenses	-\$452	-\$5,419

Net Performance	Monthly	Annual
Net Operating Income	\$1,292	\$15,502
- Mortgage Payments	-\$1,327	-\$15,928
= Cash Flow	-\$36	-\$426
+ Principal Reduction	\$196	\$2,347
+ First-Year Appreciation	\$1,400	\$16,800
= Gross Equity Income	\$1,560	\$18,721
+ Tax Savings	\$192	\$2,310
= GEI w/Tax Savings	\$1,753	\$21,031

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$210,000	\$0
Monthly Payment	\$1,327.34	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.97
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	148
Capitalization Rate	5.5%
Cash on Cash Return	0%
Total Return on Investment	22%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments

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