1 Year Performance Projection

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

1.010
1,619
\$280,000
\$280,000
\$70,000
\$2,625
\$14,000
\$0
\$86,625
\$173
\$1.17

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

Estimated 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 (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$452	-\$5,419

Net Performance	Monthly	Annual
Net Operating Income	\$1,292	\$15,502
- Mortgage Payments	-\$1,310	-\$15,722
= Cash Flow	-\$18	-\$220
+ Principal Reduction	\$200	\$2,403
+ First-Year Appreciation	\$1,400	\$16,800
= Gross Equity Income	\$1,582	\$18,984



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$210,000	\$0
Monthly Payment	\$1,310.13	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.375%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.7%
Debt Coverage Ratio	0.99
Annual Gross Rent Multiplier	12
Capitalization Rate	5.5%
Cash on Cash Return	0%
Return on Investment	22%
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+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...

Assumptions	
Projected 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.