

Property Summary

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

General Information	
Square Feet	1,619
Purchase Price	\$280,000
Initial Market Value	\$280,000
Downpayment	\$70,000
Closing Costs	\$16,100
Initial Cash Invested	\$86,100

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



Financial Indicators	
Capitalization Rate	5.5%
Cash on Cash Return	0%
Total Return on Investment	22%

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

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