

Property Summary

CLIENT
Edmond, OK 73013
3BR, 2BA, Built in 2021

General Information	
Square Feet	1,619
Purchase Price	\$280,000
Initial Market Value	\$280,000
Downpayment	\$84,000
Closing Costs	\$17,920
Initial Cash Invested	\$101,920

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	\$1,082	\$12,985
= Cash Flow	\$210	\$2,517
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,400	\$16,800
= Gross Equity Income	\$1,610	\$19,317



Financial Indicators	
Capitalization Rate	5.5%
Cash on Cash Return	2%
Total Return on Investment	19%

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.