

1 Year Performance Projection

Client
Yukon, OK 73099
3 Bdrm/2 Bath Per Side - Built in 2024



Square Feet	2,276
Initial Market Value	\$432,500
Purchase Price	\$432,500
Downpayment	\$129,750
Loan Origination Fees	\$0
Depreciable Closing Costs	\$0
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$129,750
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.38

Income	Monthly	Annual
Gross Rent	\$3,140	\$37,680
Vacancy Losses	-\$251	-\$3,014
Operating Income	\$2,889	\$34,666

Expenses	Monthly	Annual
Property Taxes	-\$432	-\$5,190
Insurance	-\$141	-\$1,687
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$63	-\$754
Other	-\$0	-\$0
Operating Expenses	-\$636	-\$7,630

Net Performance	Monthly	Annual
Net Operating Income	\$2,253	\$27,035
- Mortgage Payments	-\$1,889	-\$22,665
= Cash Flow	\$364	\$4,370
+ Principal Reduction	\$289	\$3,465
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$2,815	\$33,785
+ Tax Savings	\$136	\$1,628
= GEI w/Tax Savings	\$2,951	\$35,413

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$302,750	\$0
Monthly Payment	\$1,888.77	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.375%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.19
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	138
Capitalization Rate	6.3%
Cash on Cash Return	3%
Total Return on Investment	26%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

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.