

Property Summary

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

General Information	
Square Feet	2,276
Purchase Price	\$432,500
Initial Market Value	\$432,500
Downpayment	\$129,750
Closing Costs	\$0
Initial Cash Invested	\$129,750

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



Financial Indicators	
Capitalization Rate	6.3%
Cash on Cash Return	3%
Total Return on Investment	26%

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

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.