1 Year Performance Projection

Client 50% down
Yukon, OK 73099
6 bedrooms 4 bathrooms
3 Bdrm/2 Bath Per Side - Built in 2024

Square Feet	2,276
Initial Market Value	$432,500
Purchase Price	$432,500
Downpayment	$216,250
Loan Origination Fees	$0
Depreciable Closing Costs	$21,625
Other Costs and Fixup	$0
Approximate Cash Invested	**$237,875**
Cost per Square Foot	$190
Monthly Rent per Square Foot	$1.32

Projected Income	Monthly	Annual
Projected Rent	$3,000	$36,000
Vacancy Losses	-$240	-$2,880
Operating Income	**$2,760**	**$33,120**

Estimated Expenses	Monthly	Annual
Property Taxes	-$451	-$5,406
Insurance	-$137	-$1,644
Management Fees	-$0	-$0
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$60	-$720
Other (Utilities, Supplies, etc.)	-$0	-$0
Operating Expenses	**-$647**	**-$7,770**

Net Performance	Monthly	Annual
Net Operating Income	**$2,113**	**$25,350**
- Mortgage Payments	-$1,385	-$16,616
= Cash Flow	**$728**	**$8,734**
+ Principal Reduction	$197	$2,360
+ First-Year Appreciation	$2,162	$25,950
= Gross Equity Income	**$3,087**	**$37,044**

Mortgage Info	First	Second
Loan-to-Value Ratio	50%	0%
Loan Amount	$216,250	$0
Monthly Payment	$1,384.67	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.7%
Debt Coverage Ratio	1.53
Annual Gross Rent Multiplier	12
Capitalization Rate	5.9%
Cash on Cash Return	4%
Return on Investment	**16%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments

Brand New Duplex in prime location in OKC Metro. These Duplexes are a rare opportunity to own a positive cash flow investment in an A+ area with good schools, in a great ...

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