

Property Summary

Client 50% down
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	\$216,250
Closing Costs	\$21,625
Initial Cash Invested	\$237,875

Income & Expenses	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Losses	\$240	\$2,880
Operating Income	\$2,760	\$33,120
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



Financial Indicators	
Capitalization Rate	5.9%
Cash on Cash Return	4%
Total Return on Investment	16%

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.