1 Year Performance Projection

Client financed
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	$6,055
Depreciable Closing Costs	$21,625
Other Closing Costs and Fixup	$0
Initial Cash Invested	**$157,430**
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	-$451	-$5,406
Insurance	-$137	-$1,644
Management Fees	-$0	-$0
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$63	-$754
Other	-$0	-$0
Operating Expenses	**-$650**	**-$7,803**

Net Performance	Monthly	Annual
Net Operating Income	**$2,239**	**$26,862**
- Mortgage Payments	-$1,791	-$21,491
= Cash Flow	**$448**	**$5,372**
+ Principal Reduction	$317	$3,805
+ First-Year Appreciation	$2,162	$25,950
= Gross Equity Income	**$2,927**	**$35,127**
+ Tax Savings	$120	$1,438
= GEI w/Tax Savings	**$3,047**	**$36,565**

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	$302,750	$0
Monthly Payment	$1,790.88	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	$0	

Financial Indicators	
Debt Coverage Ratio	1.25
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	138
Capitalization Rate	6.2%
Cash on Cash Return	3%
Total Return on Investment	**22%**
+ 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.