

Property Summary

Client financed  
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	\$27,680
Initial Cash Invested	\$157,430

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



Financial Indicators	
Capitalization Rate	6.2%
Cash on Cash Return	3%
Total Return on Investment	22%

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.