

## 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
<b>Initial Cash Invested</b>	<b>\$157,430</b>

### Income & Expenses

	Monthly	Annual
Gross Rent	\$3,140	\$37,680
Vacancy Losses	\$251	\$3,014
<b>Operating Income</b>	<b>\$2,889</b>	<b>\$34,666</b>
<b>Operating Expenses</b>	<b>\$650</b>	<b>\$7,803</b>

### Net Performance

	Monthly	Annual
<b>Net Operating Income</b>	<b>\$2,239</b>	<b>\$26,862</b>
- Mortgage Payments	\$1,791	\$21,491
<b>= Cash Flow</b>	<b>\$448</b>	<b>\$5,372</b>
+ Principal Reduction	\$317	\$3,805
+ First-Year Appreciation	\$2,162	\$25,950
<b>= Gross Equity Income</b>	<b>\$2,927</b>	<b>\$35,127</b>

### Financial Indicators

Capitalization Rate	6.2%
Cash on Cash Return	3%
<b>Total Return on Investment</b>	<b>22%</b>

### 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.