

1 Year Performance Projection

CLIENT Cash
Edmond, OK 73013
3BR, 2BA, Built in 2021



Square Feet	1,619
Initial Market Value	\$280,000
Purchase Price	\$280,000
Downpayment	\$280,000
Loan Origination Fees	\$0
Depreciable Closing Costs	\$2,800
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$282,800
Cost per Square Foot	\$173
Monthly Rent per Square Foot	\$1.17

Income	Monthly	Annual
Gross Rent	\$1,895	\$22,740
Vacancy Losses	-\$152	-\$1,819
Operating Income	\$1,743	\$20,921

Expenses	Monthly	Annual
Property Taxes	-\$280	-\$3,360
Insurance	-\$91	-\$1,092
Management Fees	-\$60	-\$720
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$24	-\$288
Maintenance	-\$38	-\$455
Other	-\$0	-\$0
Operating Expenses	-\$493	-\$5,915

Net Performance	Monthly	Annual
Net Operating Income	\$1,250	\$15,006
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,250	\$15,006
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,400	\$16,800
= Gross Equity Income	\$2,650	\$31,806
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$2,650	\$31,806

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	148
Capitalization Rate	5.4%
Cash on Cash Return	5%
Total Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$60
Maintenance Percentage	2%

Comments

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