1 Year Performance Projection

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

Projected Rent

Vacancy Losses

Operating Income

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 Costs and Fixup		\$0
Approximate Cash Invested		\$282,800
Cost per Square Foot		\$173
Monthly Rent per Square Foot		\$1.17
Projected Income	Monthly	Annual

\$1,895

-\$152

\$1,743

\$22,740

-\$1,819

\$20,921

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Estimated 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 (Utilities, Supplies, etc.)	-\$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



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	
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Financial Indicators	
Rent-to-Value Ratio [™] (RV Ratio [™])	0.7%
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	12
Capitalization Rate	5.4%
Cash on Cash Return	5%
Return on Investment	11%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

Assumptions	
Projected 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.