

Property Summary

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

General Information	
Square Feet	1,619
Purchase Price	\$280,000
Initial Market Value	\$280,000
Downpayment	\$280,000
Closing Costs	\$2,800
Initial Cash Invested	\$282,800

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



Financial Indicators	
Capitalization Rate	5.4%
Cash on Cash Return	5%
Total Return on Investment	11%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	60%

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