1 Year Performance Projection

Client 50% down
Edmond, OK 73013
3 bedrooms 2 bathrooms
3BR, 2BA, Built in 2021

Square Feet	1,619
Initial Market Value	$280,000
Purchase Price	$280,000
Downpayment	$140,000
Loan Origination Fees	$0
Depreciable Closing Costs	$14,000
Other Costs and Fixup	$0
Approximate Cash Invested	**$154,000**
Cost per Square Foot	$173
Monthly Rent per Square Foot	$1.17

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

Estimated Expenses	Monthly	Annual
Property Taxes	-$292	-$3,500
Insurance	-$89	-$1,064
Management Fees	-$0	-$0
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$24	-$288
Maintenance	-$38	-$455
Other (Utilities, Supplies, etc.)	-$0	-$0
Operating Expenses	**-$442**	**-$5,307**

Net Performance	Monthly	Annual
Net Operating Income	**$1,301**	**$15,614**
- Mortgage Payments	-$896	-$10,757
= Cash Flow	**$405**	**$4,857**
+ Principal Reduction	$127	$1,528
+ First-Year Appreciation	$1,400	$16,800
= Gross Equity Income	**$1,932**	**$23,185**

Mortgage Info	First	Second
Loan-to-Value Ratio	50%	0%
Loan Amount	$140,000	$0
Monthly Payment	$896.44	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.7%
Debt Coverage Ratio	1.45
Annual Gross Rent Multiplier	12
Capitalization Rate	5.6%
Cash on Cash Return	3%
Return on Investment	**15%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
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.