

Property Summary

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

General Information	
Square Feet	1,619
Purchase Price	\$280,000
Initial Market Value	\$280,000
Downpayment	\$140,000
Closing Costs	\$14,000
Initial Cash Invested	\$154,000

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



Financial Indicators	
Capitalization Rate	5.6%
Cash on Cash Return	3%
Total Return on Investment	15%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%

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