1 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!! CLIENT Yukon, OK 73099

6 bedrooms 4 bathrooms 2024 year built

3 Bdrm/2 Bath Per Side - Built in 2024

Square Feet		2,276
Initial Market Value		\$432,500
Purchase Price		\$432,500
Downpayment		\$432,500
Loan Origination Fees		\$0
Depreciable Closing Costs		\$4,325
Other Costs and Fixup		\$0
Approximate Cash Invested		\$436,825
Cost per Square Foot		\$190
Monthly Rent per Square Foot		\$1.31
5	 	

Projected Income	Monthly	Annual
Projected Rent	\$2,990	\$35,880
Vacancy Losses	-\$239	-\$2,870
Operating Income	\$2,751	\$33,010

Estimated Expenses	Monthly	Annual
Property Taxes	-\$432	-\$5,190
Insurance	-\$141	-\$1,687
Management Fees	-\$60	-\$720
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$60	-\$718
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$693	-\$8,314

Net Performance	Monthly	Annual
Net Operating Income	\$2,058	\$24,695
- Mortgage Payments	\$0	\$0
= Cash Flow	\$2,058	\$24,695
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$2,162	\$25,950
= Gross Equity Income	\$4,220	\$50,645



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	0 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio [™] (RV Ratio [™])	0.7%	
Debt Coverage Ratio	N/A	
Annual Gross Rent Multiplier	12	
Capitalization Rate	5.7%	
Cash on Cash Return	6%	
Return on Investment	12%	
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan		

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

Comments
Brand New Duplex in prime location in OKC Metro. These
Duplexes are a rare opportunity to own a positive cash flow
investment in an A+ area with good schools, in a great

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