

1 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!! CLIENT
Yukon, OK 73099
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 Closing Costs and Fixup	\$0
Initial Cash Invested	\$436,825
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.31

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

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	-\$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
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$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	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	145
Capitalization Rate	5.7%
Cash on Cash Return	6%
Total Return on Investment	12%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Brand New Duplex in prime location in OKC Metro. These

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