

Property Summary

Brand New Duplex in A+ Area-Fully Rented!! CLIENT
Yukon, OK 73099
3 Bdrm/2 Bath Per Side - Built in 2024

General Information	
Square Feet	2,276
Purchase Price	\$432,500
Initial Market Value	\$432,500
Downpayment	\$432,500
Closing Costs	\$4,325
Initial Cash Invested	\$436,825

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



Financial Indicators	
Capitalization Rate	5.7%
Cash on Cash Return	6%
Total Return on Investment	12%

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

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.