

1 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-199K  
Oklahoma City, OK 73179  
3bd | 2ba | Built: 2026  
3 bdrm / 2 bath - Built in 2026



Square Feet	1,110
Initial Market Value	\$199,900
Purchase Price	\$199,900
Downpayment	\$49,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$9,995
Other Costs and Fixup	\$0
Approximate Cash Invested	\$59,970
Cost per Square Foot	\$180
Monthly Rent per Square Foot	\$1.35

Projected Income	Monthly	Annual
Projected Rent	\$1,500	\$18,000
Vacancy Losses	-\$120	-\$1,440
Operating Income	\$1,380	\$16,560

Estimated Expenses	Monthly	Annual
Property Taxes	-\$200	-\$2,399
Insurance	-\$72	-\$860
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$30	-\$360
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$302	-\$3,618

Net Performance	Monthly	Annual
Net Operating Income	\$1,078	\$12,942
- Mortgage Payments	-\$887	-\$10,642
= Cash Flow	\$192	\$2,299
+ Principal Reduction	\$157	\$1,884
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$375	\$4,498
+ First-Year Appreciation	\$1,000	\$11,994
= Gross Equity Income	\$1,723	\$20,675

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$149,925	\$0
Monthly Payment	\$886.86	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.8%
Debt Coverage Ratio		1.22
Annual Gross Rent Multiplier		11
Capitalization Rate		6.5%
Cash on Cash Return		4%
Return on Investment		27%
Return on Investment with IIDD		34%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Assumptions		
Projected Appreciation Rate		6%
Projected Inflation Rate		3%
Vacancy Rate		8%
Management Fee		0%
Maintenance Percentage		2%

Comments
Located in Oklahoma City, this charming 3-bedroom, 2-bath home features a spacious layout, modern finishes, and a quiet neighborhood setting. A great opportunity for homeowners or investors in a growing market.

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