

1 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-219K  
Oklahoma City, OK 73179  
3bd | 2ba | Built: 2026  
3 bdrm / 2 bath - Built in 2026



Square Feet	1,099
Initial Market Value	\$219,900
Purchase Price	\$219,900
Downpayment	\$54,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$10,995
Other Costs and Fixup	\$0
Approximate Cash Invested	\$65,970
Cost per Square Foot	\$200
Monthly Rent per Square Foot	\$1.43

Projected Income	Monthly	Annual
Projected Rent	\$1,575	\$18,900
Vacancy Losses	-\$126	-\$1,512
Operating Income	\$1,449	\$17,388

Estimated Expenses	Monthly	Annual
Property Taxes	-\$220	-\$2,639
Insurance	-\$73	-\$880
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$32	-\$378
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$325	-\$3,896

Net Performance	Monthly	Annual
Net Operating Income	\$1,124	\$13,492
- Mortgage Payments	-\$976	-\$11,707
= Cash Flow	\$149	\$1,785
+ Principal Reduction	\$173	\$2,073
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$412	\$4,948
+ First-Year Appreciation	\$1,100	\$13,194
= Gross Equity Income	\$1,833	\$21,999

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$164,925	\$0
Monthly Payment	\$975.59	\$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™)	0.7%
Debt Coverage Ratio	1.15
Annual Gross Rent Multiplier	12
Capitalization Rate	6.1%
Cash on Cash Return	3%
Return on Investment	26%
Return on Investment with IIDD	33%
+ 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.