

## 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
<b>Approximate Cash Invested</b>	<b>\$65,970</b>
Cost per Square Foot	\$200
Monthly Rent per Square Foot	\$1.43

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

Estimated Expenses	Monthly	Annual
Property Taxes	<b>-\$220</b>	<b>-\$2,639</b>
Insurance	<b>-\$73</b>	<b>-\$880</b>
Management Fees	<b>-\$0</b>	<b>-\$0</b>
Leasing/Advertising Fees	<b>-\$0</b>	<b>-\$0</b>
Association Fees	<b>-\$0</b>	<b>-\$0</b>
Maintenance	<b>-\$32</b>	<b>-\$378</b>
Other (Utilities, Supplies, etc.)	<b>-\$0</b>	<b>-\$0</b>
<b>Operating Expenses</b>	<b><span style="color: red;">-\$325</span></b>	<b><span style="color: red;">-\$3,896</span></b>

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

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%	
<b>Return on Investment with IIDD</b>	33%	
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange...</b>		

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.