

1 Year Performance Projection

Fully Occupied Brand New Duplex in Edmond
Edmond, OK 73003
3bd | 2.5ba | Built: 2025
3BR, 2.5BA, Built in 2025

Square Feet	1,414
Initial Market Value	\$550,000
Purchase Price	\$550,000
Downpayment	\$137,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$27,500
Other Costs and Fixup	\$0
Approximate Cash Invested	\$165,000
Cost per Square Foot	\$389
Monthly Rent per Square Foot	\$2.68

Projected Income	Monthly	Annual
Projected Rent	\$3,790	\$45,480
Vacancy Losses	-\$303	-\$3,638
Operating Income	\$3,487	\$41,842

Estimated Expenses	Monthly	Annual
Property Taxes	-\$550	-\$6,600
Insurance	-\$165	-\$1,980
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$76	-\$910
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$791	-\$9,490

Net Performance	Monthly	Annual
Net Operating Income	\$2,696	\$32,352
- Mortgage Payments	-\$2,440	-\$29,281
= Cash Flow	\$256	\$3,071
+ Principal Reduction	\$432	\$5,185
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$1,031	\$12,375
+ First-Year Appreciation	\$2,750	\$33,000
= Gross Equity Income	\$4,469	\$53,631



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$412,500	\$0
Monthly Payment	\$2,440.09	\$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		1.10
Annual Gross Rent Multiplier		12
Capitalization Rate		5.9%
Cash on Cash Return		2%
Return on Investment		25%
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
Brand-new 2025 build with 3 bedrooms and 2.5 baths – full of style, comfort, and modern charm. Enjoy all the perks of a new home without the hassle or upkeep.

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