1 Year Performance Projection

Fully Occupied Brand New Duplex in Edmond Edmond, OK 73003 3 bedrooms 2.5 bathrooms 2025 year built 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	-\$156	-\$1,870
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$76	-\$910
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$782	-\$9,380

Net Performance	Monthly	Annual
Net Operating Income	\$2,705	\$32,462
- Mortgage Payments	-\$2,440	-\$29,281
= Cash Flow	\$265	\$3,181
+ Principal Reduction	\$432	\$5,185
+ First-Year Appreciation	\$2,750	\$33,000
= Gross Equity Income	\$3,447	\$41,366



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	1.11
Annual Gross Rent Multiplier	12
Capitalization Rate	5.9%
Cash on Cash Return	2%
Return on Investment	25%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan	

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

Comments

Brand-new 2025 build with 3 bedrooms and 2.5 baths â€" 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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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