

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

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	

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

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 Exchange, etc.		

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

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 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

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI. Find investments at www.JasonHartman.com/Properties

Subject to Terms of Service and Privacy Policy

Make your own dynamic proformas for FREE at www.PropertyTracker.com | © 2004-2026