

1 Year Performance Projection

Brand New SF Duplex in Edmond
Edmond, OK 73012
3 bedrooms 2.5 bathrooms 2025 year built
3BR, 2.5BA, Built in 2025

Square Feet	1,677
Initial Market Value	\$600,000
Purchase Price	\$600,000
Downpayment	\$150,000
Loan Origination Fees	\$0
Depreciable Closing Costs	\$30,000
Other Costs and Fixup	\$0
Approximate Cash Invested	\$180,000
Cost per Square Foot	\$358
Monthly Rent per Square Foot	\$2.32

Projected Income	Monthly	Annual
Projected Rent	\$3,890	\$46,680
Vacancy Losses	-\$311	-\$3,734
Operating Income	\$3,579	\$42,946

Estimated Expenses	Monthly	Annual
Property Taxes	-\$600	-\$7,200
Insurance	-\$170	-\$2,040
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$78	-\$934
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$848	-\$10,174

Net Performance	Monthly	Annual
Net Operating Income	\$2,731	\$32,772
- Mortgage Payments	-\$2,662	-\$31,943
= Cash Flow	\$69	\$829
+ Principal Reduction	\$471	\$5,656
+ First-Year Appreciation	\$3,000	\$36,000
= Gross Equity Income	\$3,540	\$42,485



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$450,000	\$0
Monthly Payment	\$2,661.92	\$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™)		0.6%
Debt Coverage Ratio		1.03
Annual Gross Rent Multiplier		13
Capitalization Rate		5.5%
Cash on Cash Return		0%
Return on Investment		24%
+ 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.