

1 Year Performance Projection

Brand New Duplex in Chickasha-Fully leased
Chickasha, OK 73018
4bd | 4ba | Built: 2025
4 bdrm / 4 bath - Built in 2025

Square Feet	2,200
Initial Market Value	\$327,500
Purchase Price	\$327,500
Downpayment	\$81,875
Loan Origination Fees	\$0
Depreciable Closing Costs	\$16,375
Other Costs and Fixup	\$0
Approximate Cash Invested	\$98,250
Cost per Square Foot	\$149
Monthly Rent per Square Foot	\$1.14

Projected Income	Monthly	Annual
Projected Rent	\$2,500	\$30,000
Vacancy Losses	-\$200	-\$2,400
Operating Income	\$2,300	\$27,600

Estimated Expenses	Monthly	Annual
Property Taxes	-\$341	-\$4,094
Insurance	-\$106	-\$1,277
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$50	-\$600
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$498	-\$5,971

Net Performance	Monthly	Annual
Net Operating Income	\$1,802	\$21,629
- Mortgage Payments	-\$1,492	-\$17,909
= Cash Flow	\$310	\$3,720
+ Principal Reduction	\$246	\$2,947
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$614	\$7,369
+ First-Year Appreciation	\$1,638	\$19,650
= Gross Equity Income	\$2,807	\$33,685



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$245,625	\$0
Monthly Payment	\$1,492.44	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.125%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.8%
Debt Coverage Ratio		1.21
Annual Gross Rent Multiplier		11
Capitalization Rate		6.6%
Cash on Cash Return		4%
Return on Investment		27%
Return on Investment with IIDD		34%
+ 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
Charming duplex in Chickasha, OK, featuring a functional layout with modern upgrades. Each unit includes essential appliances, a fenced yard, and low-maintenance flooring. Ideal for investors or homeowners looking for rental income.