

1 Year Performance Projection

Brand New SFH in A+ Area
Yukon, OK 73099
4bd | 2ba | Built: 2025
4 Bdrm/2 Bath SFH - Built in 2025



| | |
|------------------------------|-----------|
| Square Feet | 1,710 |
| Initial Market Value | \$299,900 |
| Purchase Price | \$299,900 |
| Downpayment | \$104,965 |
| Loan Origination Fees | \$0 |
| Depreciable Closing Costs | \$14,995 |
| Other Costs and Fixup | \$0 |
| Approximate Cash Invested | \$119,960 |
| Cost per Square Foot | \$175 |
| Monthly Rent per Square Foot | \$1.11 |

| Projected Income | Monthly | Annual |
|------------------|---------|----------|
| Projected Rent | \$1,895 | \$22,740 |
| Vacancy Losses | -\$152 | -\$1,819 |
| Operating Income | \$1,743 | \$20,921 |

| Estimated Expenses | Monthly | Annual |
|-----------------------------------|---------|----------|
| Property Taxes | -\$312 | -\$3,749 |
| Insurance | -\$95 | -\$1,140 |
| Management Fees | -\$0 | -\$0 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$0 | -\$0 |
| Maintenance | -\$38 | -\$455 |
| Other (Utilities, Supplies, etc.) | -\$0 | -\$0 |
| Operating Expenses | -\$445 | -\$5,343 |

| Net Performance | Monthly | Annual |
|---|----------|-----------|
| Net Operating Income | \$1,298 | \$15,578 |
| - Mortgage Payments | -\$1,167 | -\$14,010 |
| = Cash Flow | \$131 | \$1,568 |
| + Principal Reduction | \$200 | \$2,398 |
| + Inflation Induced Debt Destruction® (IIDD) - Beta | \$487 | \$5,848 |
| + First-Year Appreciation | \$1,500 | \$17,994 |
| = Gross Equity Income | \$2,317 | \$27,808 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 65% | 0% |
| Loan Amount | \$194,935 | \$0 |
| Monthly Payment | \$1,167.48 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 5.990% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | | |
|--|--|------|
| Rent-to-Value Ratio™ (RV Ratio™) | | 0.6% |
| Debt Coverage Ratio | | 1.11 |
| Annual Gross Rent Multiplier | | 13 |
| Capitalization Rate | | 5.2% |
| Cash on Cash Return | | 1% |
| Return on Investment | | 18% |
| Return on Investment with IIDD | | 23% |
| + 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 SFH in a prime location in the OKC Metro. This Single Family Home are a rare opportunity to own a positive cash flow investment in an A+ area with good schools, in a great town and a prime location within the town of Yukon. These will go fast! |

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