

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	1,899
Initial Market Value	\$329,900
Purchase Price	\$329,900
Downpayment	\$115,465
Loan Origination Fees	\$0
Depreciable Closing Costs	\$16,495
Other Costs and Fixup	\$0
Approximate Cash Invested	\$131,960
Cost per Square Foot	\$174
Monthly Rent per Square Foot	\$1.07

Projected Income	Monthly	Annual
Projected Rent	\$2,040	\$24,480
Vacancy Losses	-\$163	-\$1,958
Operating Income	\$1,877	\$22,522

Estimated Expenses	Monthly	Annual
Property Taxes	-\$344	-\$4,124
Insurance	-\$104	-\$1,254
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$41	-\$490
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$489	-\$5,867

Net Performance	Monthly	Annual
Net Operating Income	\$1,388	\$16,655
- Mortgage Payments	-\$1,284	-\$15,411
= Cash Flow	\$104	\$1,243
+ Principal Reduction	\$220	\$2,638
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$536	\$6,433
+ First-Year Appreciation	\$1,650	\$19,794
= Gross Equity Income	\$2,509	\$30,109



Mortgage Info	First	Second
Loan-to-Value Ratio	65%	0%
Loan Amount	\$214,435	\$0
Monthly Payment	\$1,284.27	\$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		1.08
Annual Gross Rent Multiplier		13
Capitalization Rate		5.0%
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.