

1 Year Performance Projection

Brand New SFH in Newcastle  
Newcastle, OK 73065  
4bd | 2ba | Built: 2025  
4 Bdrm/2 Bath SFH - Built in 2025

Square Feet	1,880
Initial Market Value	\$318,900
Purchase Price	\$318,900
Downpayment	\$111,615
Loan Origination Fees	\$0
Depreciable Closing Costs	\$15,945
Other Costs and Fixup	\$0
Approximate Cash Invested	\$127,560
Cost per Square Foot	\$170
Monthly Rent per Square Foot	\$1.09

Projected Income	Monthly	Annual
Projected Rent	\$2,050	\$24,600
Vacancy Losses	-\$164	-\$1,968
Operating Income	\$1,886	\$22,632

Estimated Expenses	Monthly	Annual
Property Taxes	-\$345	-\$4,146
Insurance	-\$96	-\$1,148
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$41	-\$492
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$482	-\$5,786

Net Performance	Monthly	Annual
Net Operating Income	\$1,404	\$16,846
- Mortgage Payments	-\$1,276	-\$15,315
= Cash Flow	\$128	\$1,531
+ Principal Reduction	\$202	\$2,429
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$518	\$6,219
+ First-Year Appreciation	\$1,594	\$19,134
= Gross Equity Income	\$2,443	\$29,312



Mortgage Info	First	Second
Loan-to-Value Ratio	65%	0%
Loan Amount	\$207,285	\$0
Monthly Payment	\$1,276.29	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.250%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.6%
Debt Coverage Ratio		1.10
Annual Gross Rent Multiplier		13
Capitalization Rate		5.3%
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

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