

## 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
<b>Approximate Cash Invested</b>	<b>\$127,560</b>
Cost per Square Foot	\$170
Monthly Rent per Square Foot	\$1.09

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	

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

Estimated Expenses	Monthly	Annual	Financial Indicators
Property Taxes	<b>-\$345</b>	<b>-\$4,146</b>	Rent-to-Value Ratio™ (RV Ratio™)
Insurance	<b>-\$96</b>	<b>-\$1,148</b>	Debt Coverage Ratio
Management Fees	<b>-\$0</b>	<b>-\$0</b>	Annual Gross Rent Multiplier
Leasing/Advertising Fees	<b>-\$0</b>	<b>-\$0</b>	Capitalization Rate
Association Fees	<b>-\$0</b>	<b>-\$0</b>	Cash on Cash Return
Maintenance	<b>-\$41</b>	<b>-\$492</b>	Return on Investment
Other (Utilities, Supplies, etc.)	<b>-\$0</b>	<b>-\$0</b>	<b>Return on Investment with IIDD</b>
<b>Operating Expenses</b>	<b><span style="color: red;">-\$482</span></b>	<b><span style="color: red;">-\$5,786</span></b>	+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...

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

Assumptions	
Projected Appreciation Rate	6%
Projected Inflation Rate	3%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

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