

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	1,755
Initial Market Value	\$294,450
Purchase Price	\$294,450
Downpayment	\$103,058
Loan Origination Fees	\$0
Depreciable Closing Costs	\$14,722
Other Costs and Fixup	\$0
Approximate Cash Invested	\$117,780
Cost per Square Foot	\$168
Monthly Rent per Square Foot	\$1.11

Mortgage Info	First	Second
Loan-to-Value Ratio	65%	0%
Loan Amount	\$191,392	\$0
Monthly Payment	\$1,178.44	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.250%	0.000%
Monthly PMI	\$0	

Projected Income	Monthly	Annual
Projected Rent	\$1,950	\$23,400
Vacancy Losses	-\$156	-\$1,872
Operating Income	\$1,794	\$21,528

Estimated Expenses	Monthly	Annual
Property Taxes	-\$319	-\$3,828
Insurance	-\$88	-\$1,060
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$39	-\$468
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$446	-\$5,356

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.7%
Debt Coverage Ratio		1.14
Annual Gross Rent Multiplier		13
Capitalization Rate		5.5%
Cash on Cash Return		2%
Return on Investment		19%
Return on Investment with IIDD		24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange, etc.		

Net Performance	Monthly	Annual
Net Operating Income	\$1,348	\$16,172
- Mortgage Payments	-\$1,178	-\$14,141
= Cash Flow	\$169	\$2,031
+ Principal Reduction	\$187	\$2,243
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$478	\$5,742
+ First-Year Appreciation	\$1,472	\$17,667
= Gross Equity Income	\$2,307	\$27,682

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.