

1 Year Performance Projection

Brand New Edmond SFH  
Edmond, OK 73013  
3bd | 2ba | Built: 2025  
3BR, 2BA, Built in 2025



Square Feet	1,703
Initial Market Value	\$335,000
Purchase Price	\$335,000
Downpayment	\$117,250
Loan Origination Fees	\$0
Depreciable Closing Costs	\$16,750
Other Costs and Fixup	\$0
Approximate Cash Invested	\$134,000
Cost per Square Foot	\$197
Monthly Rent per Square Foot	\$1.17

Projected Income	Monthly	Annual
Projected Rent	\$2,000	\$24,000
Vacancy Losses	-\$160	-\$1,920
Operating Income	\$1,840	\$22,080

Estimated Expenses	Monthly	Annual
Property Taxes	-\$307	-\$3,685
Insurance	-\$112	-\$1,340
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$24	-\$288
Maintenance	-\$40	-\$480
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$483	-\$5,793

Net Performance	Monthly	Annual
Net Operating Income	\$1,357	\$16,287
- Mortgage Payments	-\$1,288	-\$15,457
= Cash Flow	\$69	\$830
+ Principal Reduction	\$228	\$2,737
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$544	\$6,532
+ First-Year Appreciation	\$1,675	\$20,100
= Gross Equity Income	\$2,517	\$30,200

Mortgage Info	First	Second
Loan-to-Value Ratio	65%	0%
Loan Amount	\$217,750	\$0
Monthly Payment	\$1,288.07	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.6%
Debt Coverage Ratio	1.05
Annual Gross Rent Multiplier	14
Capitalization Rate	4.9%
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.