

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

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	

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

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 Exchange, etc.		

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	\$544	\$6,532
Destruction® (IIDD) - Beta		
+ First-Year Appreciation	\$1,675	\$20,100
= Gross Equity Income	\$2,517	\$30,200

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.