

1 Year Performance Projection

New Construction Fort Worth  
Fort Worth, TX 76104  
4bd | 5ba | Built: 2025  
DFW New Construction Duplex-Opportunity Zone

Square Feet	1,856
Initial Market Value	\$410,000
Purchase Price	\$410,000
Downpayment	\$102,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$29,725
Other Costs and Fixup	\$0
Approximate Cash Invested	\$132,225
Cost per Square Foot	\$221
Monthly Rent per Square Foot	\$1.72

Projected Income	Monthly	Annual
Projected Rent	\$3,200	\$38,400
Vacancy Losses	-\$256	-\$3,072
Operating Income	\$2,944	\$35,328

Estimated Expenses	Monthly	Annual
Property Taxes	-\$776	-\$9,307
Insurance	-\$188	-\$2,255
Management Fees	-\$177	-\$2,120
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$64	-\$768
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$1,204	-\$14,450

Net Performance	Monthly	Annual
Net Operating Income	\$1,740	\$20,878
- Mortgage Payments	-\$1,649	-\$19,786
= Cash Flow	\$91	\$1,092
+ Principal Reduction	\$379	\$4,545
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$769	\$9,225
+ First-Year Appreciation	\$2,050	\$24,600
= Gross Equity Income	\$3,289	\$39,462



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$307,500	\$0
Monthly Payment	\$1,648.85	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.8%
Debt Coverage Ratio	1.06
Annual Gross Rent Multiplier	11
Capitalization Rate	5.1%
Cash on Cash Return	1%
Return on Investment	23%
Return on Investment with IIDD	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments
Credit available to buy down interest rate to 4.99% or to use for closing costs or prepaid property management.

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