

1 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-199K

Oklahoma City, OK 73179

3bd | 2ba | Built: 2026

3 bdrm / 2 bath - Built in 2026



Square Feet	1,110
Initial Market Value	\$199,900
Purchase Price	\$199,900
Downpayment	\$49,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$9,995
Other Costs and Fixup	\$0
Approximate Cash Invested	\$59,970
Cost per Square Foot	\$180
Monthly Rent per Square Foot	\$1.35

Projected Income	Monthly	Annual
Projected Rent	\$1,500	\$18,000
Vacancy Losses	-\$120	-\$1,440
Operating Income	\$1,380	\$16,560

Estimated Expenses	Monthly	Annual
Property Taxes	-\$200	-\$2,399
Insurance	-\$72	-\$860
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$30	-\$360
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$302	-\$3,618

Net Performance	Monthly	Annual
Net Operating Income	\$1,078	\$12,942
- Mortgage Payments	-\$898	-\$10,775
= Cash Flow	\$181	\$2,167
+ Principal Reduction	\$154	\$1,844
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$375	\$4,498
+ First-Year Appreciation	\$1,000	\$11,994
= Gross Equity Income	\$1,709	\$20,503

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$149,925	\$0
Monthly Payment	\$897.91	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)	0.8%	
Debt Coverage Ratio	1.20	
Annual Gross Rent Multiplier	11	
Capitalization Rate	6.5%	
Cash on Cash Return	4%	
Return on Investment	27%	
Return on Investment with IIDD	34%	
+ 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		
Located in Oklahoma City, this charming 3-bedroom, 2-bath home features a spacious layout, modern finishes, and a quiet neighborhood setting. A great opportunity for homeowners or investors in a growing market.		

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

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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