

1 Year Performance Projection

Brand New Modern Single Family Home in OKC Metro-219K

Oklahoma City, OK 73179

3bd | 2ba | Built: 2026

3 bdrm / 2 bath - Built in 2026



Square Feet	1,099
Initial Market Value	\$219,900
Purchase Price	\$219,900
Downpayment	\$54,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$10,995
Other Costs and Fixup	\$0
Approximate Cash Invested	\$65,970
Cost per Square Foot	\$200
Monthly Rent per Square Foot	\$1.43

Projected Income	Monthly	Annual
Projected Rent	\$1,575	\$18,900
Vacancy Losses	-\$126	-\$1,512
Operating Income	\$1,449	\$17,388

Estimated Expenses	Monthly	Annual
Property Taxes	-\$220	-\$2,639
Insurance	-\$73	-\$880
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$32	-\$378
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$325	-\$3,896

Net Performance	Monthly	Annual
Net Operating Income	\$1,124	\$13,492
- Mortgage Payments	-\$988	-\$11,853
= Cash Flow	\$137	\$1,639
+ Principal Reduction	\$169	\$2,029
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$412	\$4,948
+ First-Year Appreciation	\$1,100	\$13,194
= Gross Equity Income	\$1,817	\$21,809

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$164,925	\$0
Monthly Payment	\$987.75	\$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™)	0.7%	
Debt Coverage Ratio		1.14
Annual Gross Rent Multiplier		12
Capitalization Rate		6.1%
Cash on Cash Return		2%
Return on Investment		26%
Return on Investment with IIDD		33%
+ 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.