

1 Year Performance Projection

Brand New SF Duplex in Edmond
Edmond, OK 73012
3bd | 2.5ba | Built: 2025
3BR, 2.5BA, Built in 2025



Square Feet	3,354
Initial Market Value	\$550,000
Purchase Price	\$550,000
Downpayment	\$137,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$27,500
Other Costs and Fixup	\$0
Approximate Cash Invested	\$165,000
Cost per Square Foot	\$164
Monthly Rent per Square Foot	\$1.10

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$412,500	\$0
Monthly Payment	\$2,506.39	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.125%	0.000%
Monthly PMI	\$0	

Projected Income	Monthly	Annual
Projected Rent	\$3,700	\$44,400
Vacancy Losses	-\$296	-\$3,552
Operating Income	\$3,404	\$40,848

Estimated Expenses	Monthly	Annual	Financial Indicators
Property Taxes	-\$550	-\$6,600	Rent-to-Value Ratio™ (RV Ratio™)
Insurance	-\$170	-\$2,035	Debt Coverage Ratio
Management Fees	-\$0	-\$0	Annual Gross Rent Multiplier
Leasing/Advertising Fees	-\$50	-\$600	Capitalization Rate
Association Fees	-\$0	-\$0	Cash on Cash Return
Maintenance	-\$74	-\$888	Return on Investment
Other (Utilities, Supplies, etc.)	-\$0	-\$0	Return on Investment with IIDD
Operating Expenses	-\$844	-\$10,123	+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...

Net Performance	Monthly	Annual
Net Operating Income	\$2,560	\$30,725
- Mortgage Payments	-\$2,506	-\$30,077
= Cash Flow	\$54	\$648
+ Principal Reduction	\$412	\$4,948
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$1,031	\$12,375
+ First-Year Appreciation	\$2,750	\$33,000
= Gross Equity Income	\$4,248	\$50,972

Assumptions	
Projected Appreciation Rate	6%
Projected Inflation Rate	3%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	2%

Comments
Brand-new 2025 build with 3 bedrooms and 2.5 baths â€” full of style, comfort, and modern charm. Enjoy all the perks of a new home without the hassle or upkeep.

*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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