

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    |

| 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    |
|-----------------------------------|---------|-----------|
| Property Taxes                    | -\$550  | -\$6,600  |
| Insurance                         | -\$170  | -\$2,035  |
| Management Fees                   | -\$0    | -\$0      |
| Leasing/Advertising Fees          | -\$50   | -\$600    |
| Association Fees                  | -\$0    | -\$0      |
| Maintenance                       | -\$74   | -\$888    |
| Other (Utilities, Supplies, etc.) | -\$0    | -\$0      |
| Operating Expenses                | -\$844  | -\$10,123 |

| 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  |



| 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              |        |

| Financial Indicators                                     |  |      |
|--|--|------|
| Rent-to-Value Ratio™ (RV Ratio™)                         |  | 0.7% |
| Debt Coverage Ratio                                      |  | 1.02 |
| Annual Gross Rent Multiplier                             |  | 12   |
| Capitalization Rate                                      |  | 5.6% |
| Cash on Cash Return                                      |  | 0%   |
| Return on Investment                                     |  | 23%  |
| Return on Investment with IIDD                           |  | 31%  |
| + 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   |
|--|
| Brand-new 2025 build with 3 bedrooms and 2.5 baths – 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.