

1 Year Performance Projection

New Lawton Construction Duplex  
Lawton, OK 73505  
6bd | 4ba | Built: 2025  
3 Bdrom, 2 Bath Per Side, Built in 2025



Square Feet	2,300
Initial Market Value	\$358,000
Purchase Price	\$358,000
Downpayment	\$89,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$17,900
Other Costs and Fixup	\$0
Approximate Cash Invested	\$107,400
Cost per Square Foot	\$156
Monthly Rent per Square Foot	\$1.16

Projected Income	Monthly	Annual
Projected Rent	\$2,660	\$31,920
Vacancy Losses	-\$213	-\$2,554
Operating Income	\$2,447	\$29,366

Estimated Expenses	Monthly	Annual
Property Taxes	-\$358	-\$4,296
Insurance	-\$116	-\$1,396
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$53	-\$638
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$528	-\$6,331

Net Performance	Monthly	Annual
Net Operating Income	\$1,920	\$23,036
- Mortgage Payments	-\$1,631	-\$19,577
= Cash Flow	\$288	\$3,459
+ Principal Reduction	\$268	\$3,221
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$671	\$8,055
+ First-Year Appreciation	\$1,790	\$21,480
= Gross Equity Income	\$3,018	\$36,215

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$268,500	\$0
Monthly Payment	\$1,631.43	\$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		1.18
Annual Gross Rent Multiplier		11
Capitalization Rate		6.4%
Cash on Cash Return		3%
Return on Investment		26%
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
Brand New Duplex for sale near Ft. Sill. Investor Package = Fenced Yard, All Appliances, Blinds, No Carpet.

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