

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

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	

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

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...		

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

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.

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

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