

## 1 Year Performance Projection

Brand New Duplex in A+ Area-Fully Rented!!!  
 Yukon, OK 73099  
 6bd | 4ba | Built: 2024  
 3 Bdrm/2 Bath Per Side - Built in 2024



Square Feet	2,276
Initial Market Value	\$432,500
Purchase Price	\$432,500
Downpayment	\$108,125
Loan Origination Fees	\$0
Depreciable Closing Costs	\$21,625
Other Costs and Fixup	\$0
<b>Approximate Cash Invested</b>	<b>\$129,750</b>
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.32

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$324,375	\$0
Monthly Payment	\$1,970.94	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.125%	0.000%
Monthly PMI	\$0	

Projected Income	Monthly	Annual
Projected Rent	\$3,000	\$36,000
Vacancy Losses	<b>-\$240</b>	<b>-\$2,880</b>
<b>Operating Income</b>	<b>\$2,760</b>	<b>\$33,120</b>

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		0.7%
Debt Coverage Ratio		1.07
Annual Gross Rent Multiplier		12
Capitalization Rate		5.9%
Cash on Cash Return		1%
Return on Investment		24%
<b>Return on Investment with IIDD</b>		<b>32%</b>
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Estimated Expenses	Monthly	Annual
Property Taxes	<b>-\$451</b>	<b>-\$5,406</b>
Insurance	<b>-\$137</b>	<b>-\$1,644</b>
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	<b>-\$60</b>	<b>-\$720</b>
Other (Utilities, Supplies, etc.)	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$647</b>	<b>-\$7,770</b>

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

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$2,113</b>	<b>\$25,350</b>
- Mortgage Payments	<b>-\$1,971</b>	<b>-\$23,651</b>
<b>= Cash Flow</b>	<b>\$142</b>	<b>\$1,699</b>
+ Principal Reduction	\$324	\$3,891
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$811	\$9,731
+ First-Year Appreciation	\$2,162	\$25,950
<b>= Gross Equity Income</b>	<b>\$3,439</b>	<b>\$41,272</b>

Comments
Brand New Duplex in prime location in OKC Metro. These Duplexes are a rare opportunity to own a positive cash flow investment in an A+ area with good schools, in a great town and a prime location within the town of Yukon. These will go fast!

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