

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
Approximate Cash Invested	\$129,750
Cost per Square Foot	\$190
Monthly Rent per Square Foot	\$1.32

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

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

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

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	

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%
Return on Investment with IIDD	32%
+ 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 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.