

1 Year Performance Projection

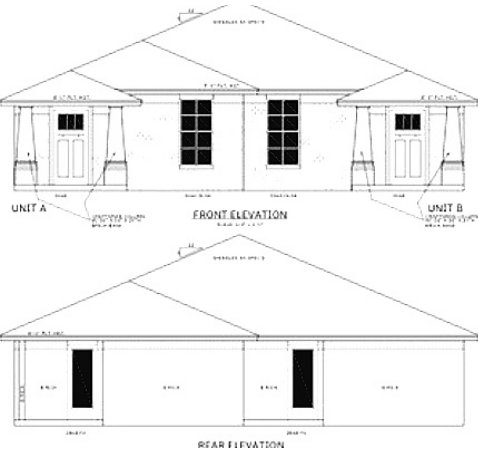
Brand New Duplex with Garage in Chickasha
Chickasha, OK 73018
4bd | 4ba | Built: 2025
4 bdrm / 4 bath - Built in 2025

Square Feet	2,200
Initial Market Value	\$344,900
Purchase Price	\$344,900
Downpayment	\$86,225
Loan Origination Fees	\$0
Depreciable Closing Costs	\$17,245
Other Costs and Fixup	\$0
Approximate Cash Invested	\$103,470
Cost per Square Foot	\$157
Monthly Rent per Square Foot	\$1.16

Projected Income	Monthly	Annual
Projected Rent	\$2,550	\$30,600
Vacancy Losses	-\$204	-\$2,448
Operating Income	\$2,346	\$28,152

Estimated Expenses	Monthly	Annual
Property Taxes	-\$345	-\$4,139
Insurance	-\$121	-\$1,449
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$51	-\$612
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$517	-\$6,199

Net Performance	Monthly	Annual
Net Operating Income	\$1,829	\$21,953
- Mortgage Payments	-\$1,572	-\$18,861
= Cash Flow	\$258	\$3,092
+ Principal Reduction	\$259	\$3,103
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$647	\$7,760
+ First-Year Appreciation	\$1,724	\$20,694
= Gross Equity Income	\$2,887	\$34,649



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$258,675	\$0
Monthly Payment	\$1,571.74	\$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		1.16
Annual Gross Rent Multiplier		11
Capitalization Rate		6.4%
Cash on Cash Return		3%
Return on Investment		26%
Return on Investment with IIDD		33%
+ 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
Charming duplex in Chickasha, OK, featuring a functional layout with modern upgrades. Each unit includes essential appliances, a fenced yard, and low-maintenance flooring. Ideal for investors or homeowners looking for rental income.