


FIRST-YEAR PERFORMANCE PROJECTION

1745 Northeast 11th Street Oklahoma City, OK 73117		
4 bed, 2 bath		
 TABLE INVESTMENTS		
Square Feet (App.)		1,274
Initial Market Value		75,000
Purchase Price		75,000
Downpayment		15,000
Loan Origination Fees		1,600
Depreciable Closing Costs		2,049
Other Closing Costs and Fixup		1,397
Initial Cash Invested		20,045.6
Cost per Square Foot		59
Monthly Rent per Square Foot		0.55
Income	Monthly	Annual
Gross Rent	695	8,340
Vacancy Losses	-35	-417
Operating Income	660.3	7,923
Expenses	Monthly	Annual
Property Taxes	-63	-750
Insurance	-54	-647
Management Fees	-66	-792
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-49	-584
Other	0	0
Operating Expenses	-231.1	-2,772.7

Financial Indicators		
Rent to Value Ratio (RV)		0.9%
Capitalization Rate		6.9%
Cash on Cash Return		9%
Debt Coverage Ratio		1.56
Total Return on Investment		26%
Total ROI with Tax Savings		26%
Net Performance	Monthly	Annual
Net Operating Income	429.2	5,150.3
- Mortgage Payments	-276	-3,307
= Cash Flow	153.6	1,843.3
+ Principal Reduction	93	1,116
+ First-Year Appreciation	188	2,250
= Gross Equity Income	434.1	5,209.5
+ Tax Savings	0	0
= GEI w/Tax Savings	434.1	5,209.5
General Assumptions		
Real Estate Appreciation Rate		3%
Vacancy Rate		5%
Management Fee		10%
Maintenance Percentage		7%
Equity Share Percentage		100%
0		
Mortgage	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	60,000	---
Monthly Payment	276	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	3.683%	---
Monthly PMI		
Comments	+	