


FIRST-YEAR PERFORMANCE PROJECTION

1008 Andrew Drive Yukon, OK 73099		
Duplex		
 TABLE INVESTMENTS		
Square Feet (App.)		2,730
Initial Market Value		280,000
Purchase Price		280,000
Downpayment		70,000
Loan Origination Fees		1,600
Depreciable Closing Costs		0
Other Closing Costs and Fixup		4,301
Initial Cash Invested		75,901.0
Cost per Square Foot		103
Monthly Rent per Square Foot		0.82
Income	Monthly	Annual
Gross Rent	2,250	27,000
Vacancy Losses	-113	-1,350
Operating Income	2,137.5	25,650
Expenses	Monthly	Annual
Property Taxes	-233	-2,800
Insurance	-125	-1,501
Management Fees	-214	-2,565
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-90	-1,080
Other	0	0
Operating Expenses	-662.2	-7,946.0

Financial Indicators	
Rent to Value Ratio (RV)	0.8%
Capitalization Rate	6.3%
Cash on Cash Return	8%
Debt Coverage Ratio	1.53
Total Return on Investment	24%
Total ROI with Tax Savings	24%

Net Performance	Monthly	Annual
Net Operating Income	1,475.3	17,704.0
- Mortgage Payments	-965	-11,574
= Cash Flow	510.8	6,129.8
+ Principal Reduction	326	3,906
+ First-Year Appreciation	700	8,400
= Gross Equity Income	1,536.4	18,436.3
+ Tax Savings	0	0
= GEI w/Tax Savings	1,536.4	18,436.3

General Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	4%
Equity Share Percentage	100%

Mortgage	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	210,000	---
Monthly Payment	965	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	3.683%	---
Monthly PMI		

Comments	+