

## FIRST-YEAR PERFORMANCE PROJECTION

209 West Shadywood  
Midwest City, OK 73110

3 bed, 1 bath



## TABLE INVESTMENTS

Square Feet (App.)	958	
Initial Market Value	96,000	
Purchase Price	96,000	
Downpayment	19,200	
Loan Origination Fees	1,600	
Depreciable Closing Costs	2,049	
Other Closing Costs and Fixup	1,803	
<b>Initial Cash Invested</b>	<b>24,651.8</b>	
Cost per Square Foot	100	
Monthly Rent per Square Foot	0.94	
<b>Income</b>	<b>Monthly</b>	<b>Annual</b>
Gross Rent	897	10,764
Vacancy Losses	-45	-538
<b>Operating Income</b>	<b>852.2</b>	<b>10,225.8</b>
<b>Expenses</b>	<b>Monthly</b>	<b>Annual</b>
Property Taxes	-80	-960
Insurance	-70	-843
Management Fees	-85	-1,023
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-63	-753
Other	0	0
<b>Operating Expenses</b>	<b>-298.2</b>	<b>-3,578.9</b>

### Financial Indicators

Rent to Value Ratio (RV)	0.9%
Capitalization Rate	6.9%
Cash on Cash Return	10%
Debt Coverage Ratio	1.57
Total Return on Investment	<b>27%</b>
Total ROI with Tax Savings	<b>27%</b>

### Net Performance

	Monthly	Annual
<b>Net Operating Income</b>	<b>553.9</b>	<b>6,646.9</b>
- Mortgage Payments	-353	-4,233
<b>= Cash Flow</b>	<b>201.2</b>	<b>2,414.1</b>
+ Principal Reduction	119	1,429
+ First-Year Appreciation	240	2,880
<b>= Gross Equity Income</b>	<b>560.2</b>	<b>6,722.7</b>
+ Tax Savings	0	0
<b>= GEI w/Tax Savings</b>	<b>560.2</b>	<b>6,722.7</b>

### 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	76,800	---
Monthly Payment	353	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	3.683%	---
<b>Monthly PMI</b>		

### Comments

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