

FIRST-YEAR PERFORMANCE PROJECTION

**2342 West Park Place
Oklahoma City, OK 73107**

Duplex with 1 bed & 1 bath in each unit.



TABLE INVESTMENTS

Square Feet (App.)	1,828	
Initial Market Value	137,000	
Purchase Price	137,000	
Downpayment	27,400	
Loan Origination Fees	1,600	
Depreciable Closing Costs	2,049	
Other Closing Costs and Fixup	2,332	
Initial Cash Invested	33,381.5	
Cost per Square Foot	75	
Monthly Rent per Square Foot	0.66	
Income	Monthly	Annual
Gross Rent	1,200	14,400
Vacancy Losses	-60	-720
Operating Income	1,140	13,680
Expenses	Monthly	Annual
Property Taxes	-114	-1,370
Insurance	-80	-962
Management Fees	-114	-1,368
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-84	-1,008
Other	0	0
Operating Expenses	-392.4	-4,708.5

Financial Indicators

Rent to Value Ratio (RV)	0.9%
Capitalization Rate	6.5%
Cash on Cash Return	8%
Debt Coverage Ratio	1.39
Total Return on Investment	26%
Total ROI with Tax Savings	26%

Net Performance

	Monthly	Annual
Net Operating Income	747.6	8,971.5
- Mortgage Payments	-536	-6,432
= Cash Flow	211.7	2,540
+ Principal Reduction	155	1,864
+ First-Year Appreciation	343	4,110
= Gross Equity Income	709.5	8,513.9
+ Tax Savings	0	0
= GEI w/Tax Savings	709.5	8,513.9

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	109,600	---
Monthly Payment	536	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	4.2%	---
Monthly PMI		

Comments

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