



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	805 E Eubanks St, Oklahoma City, OK 73105		
Initial Market Value	\$60,000.00		
Purchase Price	\$60,000.00		
Initial Equity	0.0%		
Return on Investment	CASH		FINANCED
Cash-On-Cash	7.0%		8.6%
Capitalization Rate	7.2%		7.2%
Rent-to-Value	1.0%		1.0%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH		FINANCED	
Down Payment Amount	\$60,000.00		\$48,000.00	
Mortgage Interest Rate	N/A		4.20%	
Loan Term (YR)	N/A		30	
Down Payment (20% SFR, 25% Multifamily)	100.0%		20.0%	
Loan Amount	\$0.00		\$12,000.00	
Loan-To-Value Ratio	0.0%		80.0%	
Monthly Principle and Interest	\$0.00		\$234.73	
Lending Fees	\$0.00		\$1,765.00	
Origination Fees (commercial loan = .005%)	\$0.00		\$1,600.00	
Survey	\$0.00		\$165.00	
Escrows	\$0.00		\$1,275.00	
Insurance (quote on file OR estimated cost, 12 month)	\$0.00		\$675.00	
Flood Insurance (quote on file OR estimated cost, 12 month)	\$0.00		\$0.00	
Taxes (estimated cost, 12 months)	\$0.00		\$600.00	
Title Costs and State Fees	\$993.00		\$1,449.00	
Closing Protection Letter (CPL)	\$25.00		\$25.00	
E-Recording Fee	\$10.00		\$10.00	
Final Title Report	\$120.00		\$120.00	
Lender's Title Insurance	\$0.00		\$53.00	
Owner's Title Insurance	\$375.00		\$375.00	
Closing Fee	\$150.00		\$150.00	
Title Examination	\$200.00		\$200.00	
Settlement Service Fee	\$100.00		\$100.00	
Deed Filing Fee	\$13.00		\$13.00	
Mortgage Filing Fee	\$0.00		\$13.00	
Mortgage Cert. Fee	\$0.00		\$5.00	
Mortgage Tax	\$0.00		\$60.00	
Mobile Notary	\$0.00		\$325.00	
Appraisal (\$400-\$600)	\$0.00		\$475.00	
Inspections	\$599.00		\$599.00	
Home Inspection	\$250.00		\$250.00	
Termite Inspection	\$99.00		\$99.00	
Sewer Inspection	\$250.00		\$250.00	
Other Inspection: Type of Inspection	\$0.00		\$0.00	
Leasing Fees (only applicable on vacant properties)	\$0.00		\$0.00	
Total Cash Investment	\$61,592.00		\$17,563.00	

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$599.00	\$7,188.00	\$599.00	\$7,188.00
Rent Income	\$599.00	\$7,188.00	\$599.00	\$7,188.00
Pet Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$29.95	\$359.40	\$29.95	\$359.40
Gross Operating Income (GOI)	\$569.05	\$6,828.60	\$569.05	\$6,828.60

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$208.08	\$2,496.96	\$208.08	\$2,496.96
Less Insurance Premium	\$56.25	\$675.00	\$56.25	\$675.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$50.00	\$600.00	\$50.00	\$600.00
Less Property Management (10% of GSI)	\$59.90	\$718.80	\$59.90	\$718.80
Less Repairs and Maintenance (3%-8% of GSI)	\$41.93	\$503.16	\$41.93	\$503.16
Less Utilities	\$0.00	\$0.00	\$0.00	\$0.00
Less Landscaping	\$0.00	\$0.00	\$0.00	\$0.00
Less Annual HOA	\$0.00	\$0.00	\$0.00	\$0.00
Net Operating Income	\$360.97	\$4,331.64	\$360.97	\$4,331.64

Less Mortgage Principle and Interest	\$0.00	\$0.00	\$234.73	\$2,816.74
Before-Tax-Cash Flow (BTCF)	\$360.97	\$4,331.64	\$126.24	\$1,514.90