



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	511 E Indian Dr, Midwest City, OK 73110-5820, Oklahoma County		
Initial Market Value	\$130,000.00		
Purchase Price	\$130,000.00		
Initial Equity	0.0%		
Return on Investment	CASH	FINANCED	
Cash-On-Cash	6.9%	9.1%	
Capitalization Rate	7.0%	7.0%	
Rent-to-Value	1.0%	1.0%	

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH		FINANCED	
Down Payment Amount	\$130,000.00		\$104,000.00	
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		\$26,000.00	
Loan-To-Value Ratio	0.0%		80.0%	
Monthly Principle and Interest	\$0.00		\$508.58	
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		\$2,162.84	
Insurance (quote on file OR estimated cost, 12 months)	\$0.00		\$862.84	
Flood Insurance (quote on file OR estimated cost, 12 months)	\$0.00		\$0.00	
Taxes (estimated cost, 12 months)	\$0.00		\$1,300.00	
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	\$699.00		\$699.00	
Home Inspection	\$250.00		\$250.00	
Termite Inspection	\$99.00		\$99.00	
Sewer Inspection	\$250.00		\$250.00	
Contractor Bid to Repair	\$100.00		\$100.00	
Other Inspection:	\$0.00		\$0.00	
Leasing Fees (only applicable on vacant properties)	\$0.00		\$0.00	
Total Cash Investment	\$131,692.00		\$32,550.84	

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$1,250.00	\$15,000.00	\$1,250.00	\$15,000.00
Rent Income	\$1,250.00	\$15,000.00	\$1,250.00	\$15,000.00
Pet Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$62.50	\$750.00	\$62.50	\$750.00
Gross Operating Income (GOI)	\$1,187.50	\$14,250.00	\$1,187.50	\$14,250.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$432.74	\$5,192.84	\$432.74	\$5,192.84
Less Insurance Premium	\$71.90	\$862.84	\$71.90	\$862.84
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$108.33	\$1,300.00	\$108.33	\$1,300.00
Less Property Management (10% of GSI)	\$125.00	\$1,500.00	\$125.00	\$1,500.00
Less Repairs and Maintenance (3%-8% of GSI)	\$87.50	\$1,050.00	\$87.50	\$1,050.00
Less Utilities	\$0.00	\$0.00	\$0.00	\$0.00
Less Landscaping	\$40.00	\$480.00	\$40.00	\$480.00
Less Annual HOA	\$0.00	\$0.00	\$0.00	\$0.00
Net Operating Income	\$754.76	\$9,057.16	\$754.76	\$9,057.16
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$508.58	\$6,102.93
Before-Tax-Cash Flow (BTCF)	\$754.76	\$9,057.16	\$246.19	\$2,954.23