



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	3612 S Meta Ave, Oklahoma City, OK 73119		
Square Feet	784		
Initial Market Value	\$67,000.00		
Purchase Price	\$67,000.00		
Price Per Square Foot	\$85.46		
Initial Equity	0.0%		
Return on Investment	CASH	FINANCED	
Cash-On-Cash	9.8%	18.7%	
Capitalization Rate	10.0%	10.0%	
Rent-to-Value	1.3%	1.3%	

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED	
Down Payment Amount	\$67,000.00	\$53,600.00	
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	\$13,400.00	
Loan-To-Value Ratio	0.0%	80.0%	
Monthly Principle and Interest	\$0.00	\$262.11	
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	\$1,243.46	
Insurance (quote on file)	\$0.00	\$573.46	
Flood Insurance	\$0.00	\$0.00	
Taxes (estimated cost, 12 months)	\$0.00	\$670.00	
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	\$68,692.00	\$19,031.46	

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$850.00	\$10,200.00	\$850.00	\$10,200.00
Rent Income	\$850.00	\$10,200.00	\$850.00	\$10,200.00
Pet Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$42.50	\$510.00	\$42.50	\$510.00
Gross Operating Income (GOI)	\$807.50	\$9,690.00	\$807.50	\$9,690.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$248.12	\$2,977.46	\$248.12	\$2,977.46
Less Insurance Premium	\$47.79	\$573.46	\$47.79	\$573.46
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$55.83	\$670.00	\$55.83	\$670.00
Less Property Management (10% of GSI)	\$85.00	\$1,020.00	\$85.00	\$1,020.00
Less Repairs and Maintenance (7% GSI)	\$59.50	\$714.00	\$59.50	\$714.00
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	\$559.38	\$6,712.54	\$559.38	\$6,712.54
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$262.11	\$3,145.36
Before-Tax-Cash Flow (BTCF)	\$559.38	\$6,712.54	\$297.27	\$3,567.18