



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	1104/1108 Tall Oaks Drive Midwest City, OK 73110	
Square Feet	2,085	
Initial Market Value	\$132,000.00	
Purchase Price	\$132,000.00	
Price Per Square Foot	\$63.31	
Initial Equity	0.0%	
Return on Investment	CASH	FINANCED
Cash-On-Cash	6.8%	8.9%
Capitalization Rate	6.9%	6.9%
Rent-to-Value	1.0%	1.0%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED
Down Payment Amount	\$132,000.00	\$26,400.00
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	\$105,600.00
Loan-To-Value Ratio	0.0%	80.0%
Monthly Principle and Interest	\$0.00	\$516.40
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	\$2,300.00
Insurance (quote on file)	\$0.00	\$980.00
Flood Insurance	\$0.00	\$0.00
Taxes (estimated cost, 12 months)	\$0.00	\$1,320.00
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	\$788.99	\$788.99
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	\$89.99	\$89.99
Leasing Fees (only applicable on vacant properties)	\$0.00	\$0.00
Total Cash Investment	\$133,781.99	\$33,177.99

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$1,275.00	\$15,300.00	\$1,275.00	\$15,300.00
Rent Income	\$1,275.00	\$15,300.00	\$1,275.00	\$15,300.00
Pet Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$63.75	\$765.00	\$63.75	\$765.00
Gross Operating Income (GOI)	\$1,211.25	\$14,535.00	\$1,211.25	\$14,535.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$448.42	\$5,381.00	\$448.42	\$5,381.00
Less Insurance Premium	\$81.67	\$980.00	\$81.67	\$980.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$110.00	\$1,320.00	\$110.00	\$1,320.00
Less Property Management (10% of GSI)	\$127.50	\$1,530.00	\$127.50	\$1,530.00
Less Repairs and Maintenance (7% of GSI)	\$89.25	\$1,071.00	\$89.25	\$1,071.00
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	\$762.83	\$9,154.00	\$762.83	\$9,154.00
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$516.40	\$6,196.83
Before-Tax-Cash Flow (BTCF)	\$762.83	\$9,154.00	\$246.43	\$2,957.17