



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	215 West Douglas Drive Midwest City		
Square Feet	1,000		
Initial Market Value	\$87,500.00		
Purchase Price	\$87,500.00		
Price Per Square Foot	\$87.50		
Initial Equity	0.0%		
Return on Investment	CASH	FINANCED	
Cash-On-Cash	7.0%	9.2%	
Capitalization Rate	7.2%	7.2%	
Rent-to-Value	0.9%	0.9%	

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED	
Down Payment Amount	\$87,500.00	\$17,500.00	
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	\$70,000.00	
Loan-To-Value Ratio	0.0%	80.0%	
Monthly Principle and Interest	\$0.00	\$342.31	
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	\$1,458.00	
Insurance (quote on file)	\$0.00	\$583.00	
Flood Insurance	\$0.00	\$0.00	
Taxes (estimated cost, 12 months)	\$0.00	\$875.00	
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(s)	\$0.00	\$0.00	
Leasing Fees (only applicable on vacant properties)	\$0.00	\$0.00	
Total Cash Investment	\$89,192.00	\$23,346.00	

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$825.00	\$9,900.00	\$825.00	\$9,900.00
Total Income (Rent, Pet, Utilities)	\$825.00	\$9,900.00	\$825.00	\$9,900.00
Total Income (Rent, Pet, Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Rent, Pet, Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Rent, Pet, Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$41.25	\$495.00	\$41.25	\$495.00
Gross Operating Income (GOI)	\$783.75	\$9,405.00	\$783.75	\$9,405.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$261.75	\$3,141.00	\$261.75	\$3,141.00
Less Insurance Premium	\$48.58	\$583.00	\$48.58	\$583.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$72.92	\$875.00	\$72.92	\$875.00
Less Property Management (10% of GSI)	\$82.50	\$990.00	\$82.50	\$990.00
Less Repairs and Maintenance (7% of GSI)	\$57.75	\$693.00	\$57.75	\$693.00
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	\$522.00	\$6,264.00	\$522.00	\$6,264.00
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$342.31	\$4,107.74
Before-Tax-Cash Flow (BTCF)	\$522.00	\$6,264.00	\$179.69	\$2,156.26