



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	1450 NE 16th Ter, Oklahoma City, OK		
Square Feet	1,096		
Initial Market Value	\$110,650.00		
Purchase Price	\$110,650.00		
Price Per Square Foot	\$100.96		
Initial Equity	0.0%		
Return on Investment	CASH		FINANCED
Cash-On-Cash		6.9%	8.8%
Capitalization Rate		7.0%	7.0%
Rent-to-Value		0.9%	0.9%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED
Down Payment Amount	\$110,650.00	\$22,130.00
Mortgage Interest Rate	N/A	4.25%
Loan Term (YR)	N/A	30
Down Payment (20% SFR, 25% Multifamily)	100.0%	20.0%
Loan Amount	\$0.00	\$88,520.00
Loan-To-Value Ratio	0.0%	80.0%
Monthly Principle and Interest	\$0.00	\$435.47
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	\$1,879.50
Insurance	\$0.00	\$773.00
Flood Insurance	\$0.00	\$0.00
Taxes (estimated cost, 12 months)	\$0.00	\$1,106.50
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	\$744.00	\$744.00
Home Inspection	\$295.00	\$295.00
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	\$112,387.00	\$28,442.50

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI, separated by unit)	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00
Total Income (Rent)	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00
Total Income (Pet)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$50.00	\$600.00	\$50.00	\$600.00
Gross Operating Income (GOI)	\$950.00	\$11,400.00	\$950.00	\$11,400.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$306.63	\$3,679.50	\$306.63	\$3,679.50
Less Insurance Premium	\$64.42	\$773.00	\$64.42	\$773.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$92.21	\$1,106.50	\$92.21	\$1,106.50
Less Property Management (10% of GSI)	\$100.00	\$1,200.00	\$100.00	\$1,200.00
Less Repairs and Maintenance (5% of GSI)	\$50.00	\$600.00	\$50.00	\$600.00
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	\$643.38	\$7,720.50	\$643.38	\$7,720.50
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$435.47	\$5,225.58
Before-Tax-Cash Flow (BTCF)	\$643.38	\$7,720.50	\$207.91	\$2,494.92