

# FIRST-YEAR PERFORMANCE PROJECTION

2121 Northeast 21st Street  
Oklahoma City, OK 73111

Off Market Property



## TABLE INVESTMENTS

Square Feet (App.)	1,726	
Initial Market Value	\$80,500	
Purchase Price	\$80,500	
Downpayment	\$14,100	
Loan Origination Fees	\$1,600	
Depreciable Closing Costs	\$2,049	
Other Closing Costs and Fixup	\$2,087	
<b>Initial Cash Invested</b>	<b>\$19,836</b>	
Cost per Square Foot	\$47	
Monthly Rent per Square Foot	\$0.51	
<b>Income</b>	<b>Monthly</b>	<b>Annual</b>
Gross Rent	\$875	\$10,500
Vacancy Losses	\$-44	\$-525
<b>Operating Income</b>	<b>\$831</b>	<b>\$9,975</b>
<b>Expenses</b>	<b>Monthly</b>	<b>Annual</b>
Property Taxes	\$-69	\$-830
Insurance	\$-105	\$-1,257
Management Fees	\$-83	\$-998
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	\$-70	\$-840
Other	\$0	\$0
<b>Operating Expenses</b>	<b>\$-327</b>	<b>\$-3,925</b>

### Financial Indicators

Rent to Value Ratio (RV)	1.1%
Capitalization Rate	7.5%
Cash on Cash Return	10%
Debt Coverage Ratio	1.50
Total Return on Investment	<b>28%</b>
Total ROI with Tax Savings	<b>28%</b>

### Net Performance

	Monthly	Annual
<b>Net Operating Income</b>	<b>\$504</b>	<b>\$6,050</b>
- Mortgage Payments	\$-336	\$-4,037
<b>= Cash Flow</b>	<b>\$168</b>	<b>\$2,013</b>
+ Principal Reduction	\$89	\$1,071
+ First-Year Appreciation	\$201	\$2,415
<b>= Gross Equity Income</b>	<b>\$458</b>	<b>\$5,499</b>
+ Tax Savings	\$0	\$0
<b>= GEI w/Tax Savings</b>	<b>\$458</b>	<b>\$5,499</b>

### General Assumptions

Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	8%
Equity Share Percentage	100%

### Mortgage

	First	Second
Loan-to-Value Ratio	82.484%	0%
Loan Amount	\$66,400	---
Monthly Payment	\$336.44	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	4.5%	---
<b>Monthly PMI</b>	\$0.00	---

### Comments



Depreciable Closing Costs: \$2,049.00 (title fees + inspections + mobile notary) Other Closing Costs: Escrows (1 year taxes + 1 year insurance)