

FIRST-YEAR PERFORMANCE PROJECTION

9619 SE 4th Street
Midwest City, OK 73130

2 Beds - 1 Bath - Built in 1942



TABLE INVESTMENTS

Square Feet (App.)	640	
Initial Market Value	57,000	
Purchase Price	57,000	
Downpayment	13,000	
Loan Origination Fees	1,000	
Depreciable Closing Costs	1,000	
Other Closing Costs and Fixup	1,052	
Initial Cash Invested	16,052.4	
Cost per Square Foot	89	
Monthly Rent per Square Foot	1	
Income	Monthly	Annual
Gross Rent	610	7,320
Vacancy Losses	-31	-366
Operating Income	579.5	6,954
Expenses	Monthly	Annual
Property Taxes	-46	-550
Insurance	-42	-502
Management Fees	-46	-556
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-49	-586
Other	0	0
Operating Expenses	-182.9	-2,194.4

Financial Indicators

Rent to Value Ratio (RV)	1.1%
Capitalization Rate	8.4%
Cash on Cash Return	11%
Debt Coverage Ratio	1.63
Total Return on Investment	26%
Total ROI with Tax Savings	26%

Net Performance

	Monthly	Annual
Net Operating Income	396.6	4,759.6
- Mortgage Payments	-243	-2,916
= Cash Flow	153.7	1,844
+ Principal Reduction	52	620
+ First-Year Appreciation	143	1,710
= Gross Equity Income	347.9	4,174.4
+ Tax Savings	0	0
= GEI w/Tax Savings	347.9	4,174.4

General Assumptions

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

0

Mortgage

	First	Second
Loan-to-Value Ratio	77.193%	0%
Loan Amount	44,000	---
Monthly Payment	243	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	5.25%	---
Monthly PMI		

Comments

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