


FIRST-YEAR PERFORMANCE PROJECTION

616 North Nebraska Avenue Oklahoma City, OK 73117 Off Market Property		
 TABLE INVESTMENTS		
Square Feet (App.)	924	
Initial Market Value	70,000	
Purchase Price	70,000	
Downpayment	14,000	
Loan Origination Fees	1,614	
Depreciable Closing Costs	1,050	
Other Closing Costs and Fixup	1,384	
Initial Cash Invested	18,047.7	
Cost per Square Foot	76	
Monthly Rent per Square Foot	0.81	
Income	Monthly	Annual
Gross Rent	750	9,000
Vacancy Losses	-38	-450
Operating Income	712.5	8,550
Expenses	Monthly	Annual
Property Taxes	-58	-700
Insurance	-57	-684
Management Fees	-71	-855
Leasing/Advertising Fees	0	0
Association Fees	0	0
Maintenance	-53	-630
Other	0	0
Operating Expenses	-239.1	-2,868.7

Financial Indicators		
Rent to Value Ratio (RV)	1.1%	
Capitalization Rate	8.1%	
Cash on Cash Return	13%	
Debt Coverage Ratio	1.67	
Total Return on Investment	29%	
Total ROI with Tax Savings	29%	
Net Performance	Monthly	Annual
Net Operating Income	473.4	5,681.3
- Mortgage Payments	-284	-3,405
= Cash Flow	189.7	2,276.4
+ Principal Reduction	75	903
+ First-Year Appreciation	175	2,100
= Gross Equity Income	440.0	5,279.8
+ Tax Savings	0	0
= GEI w/Tax Savings	440.0	5,279.8
General Assumptions		
Real Estate Appreciation Rate	3%	
Vacancy Rate	5%	
Management Fee	10%	
Maintenance Percentage	7%	
Equity Share Percentage	100%	
0		
Mortgage	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	56,000	---
Monthly Payment	284	---
Loan Type	Amortizing Fixed	---
Term	30 Years	---
Interest Rate	4.5%	---
Monthly PMI		
Comments	+	
Depreciable closing costs = one year of taxes and one year of insurance Other closing costs = inspection costs		