



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	1821 Lariat Lane, Del City, OK 73115-2431, Oklahoma County		
Square Feet	861		
Initial Market Value	\$101,500.00		
Purchase Price	\$101,500.00		
Price Per Square Foot	\$117.89		
Initial Equity	0.0%		
Return on Investment	CASH		FINANCED
Cash-On-Cash		6.8%	4.8%
Capitalization Rate		7.0%	7.0%
Rent-to-Value		0.9%	0.9%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH		FINANCED	
Down Payment Amount	\$101,500.00		\$20,300.00	
Mortgage Interest Rate	N/A		6.00%	
Loan Term (YR)	N/A		30	
Down Payment (20% SFR, 25% Multifamily)	100.0%		20.0%	
Loan Amount	\$0.00		\$81,200.00	
Loan-To-Value Ratio	0.0%		80.0%	
Monthly Principle and Interest	\$0.00		\$486.84	
Lending Fees	\$0.00		\$1,765.00	
Origination Fees	\$0.00		\$1,600.00	
Survey	\$0.00		\$165.00	
Escrows	\$768.50		\$1,783.50	
Insurance (estimated cost, 12 months)	\$768.50		\$768.50	
Flood Insurance	\$0.00		\$0.00	
Taxes (estimated cost, 12 months)	\$0.00		\$1,015.00	
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	\$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): Type of Inspection(s)	\$0.00		\$0.00	
Leasing Fees (only applicable on vacant properties)	\$0.00		\$0.00	
Total Cash Investment	\$104,005.50		\$26,516.50	

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI, separated by unit)	\$950.00	\$11,400.00	\$950.00	\$11,400.00
Total Income (Rent)	\$950.00	\$11,400.00	\$950.00	\$11,400.00
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)	\$47.50	\$570.00	\$47.50	\$570.00
Gross Operating Income (GOI)	\$902.50	\$10,830.00	\$902.50	\$10,830.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$310.13	\$3,721.50	\$310.13	\$3,721.50
Less Insurance Premium	\$64.04	\$768.50	\$64.04	\$768.50
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$84.58	\$1,015.00	\$84.58	\$1,015.00
Less Property Management (10% of GSI)	\$95.00	\$1,140.00	\$95.00	\$1,140.00
Less Repairs and Maintenance (7% of GSI)	\$66.50	\$798.00	\$66.50	\$798.00
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	\$592.38	\$7,108.50	\$592.38	\$7,108.50
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$486.84	\$5,842.02
Before-Tax-Cash Flow (BTCF)	\$592.38	\$7,108.50	\$105.54	\$1,266.48