

**11401 N Blackwelder Ave, Oklahoma City, OK**



Financials		
Purchase Price	\$	635,000.00
Down Payment	\$	127,000.00
1st LTV	80%	\$ 508,000.00
Mortgage Payment	6.125%	\$ 2,592.92
Property Taxes	\$	700.00
Insurance	\$	200.00
HOA Fees	\$	-
Property Management	\$	242.00
Other	\$	89.00
<b>Total Monthly Expenses</b>	<b>\$</b>	<b>3,823.92</b>
	<b>Low</b>	<b>High</b>
Rent Range	\$ 4,400.00	\$ 4,400.00
Other income	\$ -	\$ -
<b>Monthly Cash Flow</b>	<b>\$ 576.08</b>	<b>\$ 576.08</b>

I/O

Annualized Returns		
Annual Cash Flow	\$ 6,913.00	5.4%
Annual Principal Reduction	\$ -	0.0%
Annual Tax Reduction (at 25% tax bracket)	\$ 4,610.10	3.6%
<b>Annualized Appreciation (based on 5% appreciation)</b>	<b>\$ 29,781.50</b>	<b>23.5%</b>
<b>Total Return On Investment</b>	<b>\$ 41,304.60</b>	<b>32.5%</b>

Financial Indicators	
Debt Coverage Ratio:	1.22
Annual Gross Rent Multiplier:	12.0
<b>Capitalization Rate:</b>	<b>6.0%</b>

Appreciation	Vacancy Loss	Rent increase	Cost to sell	Maintenance
5%	3%	3%	6%	5%

**3 Bed / 2.5 Bath per side duplex**

Fully leased with each side rented at \$2,200. All appliances included (washer/dryer also). Seller to pay \$10,000 in closing costs. Off market property, but other duplexes sold for \$695k. Other expense is owner-paid lawn care. Current property manager will continue to manage for 5.5% of monthly rent (reflected in proforma).

Property Details	
<b>Property type:</b>	Duplex
<b>Square Footage:</b>	3,440
<b>Year Built:</b>	2024

Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Operating Income</b>	<b>52,800.00</b>	<b>54,384.00</b>	<b>56,015.52</b>	<b>57,695.99</b>	<b>59,426.87</b>	<b>61,209.67</b>	<b>63,045.96</b>	<b>64,937.34</b>	<b>66,885.46</b>	<b>68,892.02</b>
(-) Vacancy/Maintenance	\$ -	\$ 4,350.72	\$ 4,481.24	\$ 4,615.68	\$ 4,754.15	\$ 4,896.77	\$ 5,043.68	\$ 5,194.99	\$ 5,350.84	\$ 5,511.36
(-) Expenses	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00	\$ 14,772.00
(-) Mortgage Payments	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00	\$ 31,115.00
<b>Cash Flow</b>	<b>\$ 6,913.00</b>	<b>\$ 4,146.28</b>	<b>\$ 5,647.28</b>	<b>\$ 7,193.31</b>	<b>\$ 8,785.72</b>	<b>\$ 10,425.90</b>	<b>\$ 12,115.28</b>	<b>\$ 13,855.35</b>	<b>\$ 15,647.62</b>	<b>\$ 17,493.66</b>
(+) Reduction of principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Balance	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00	\$ 508,000.00
Market Value	\$ 635,000.00	\$ 664,781.50	\$ 695,959.75	\$ 728,600.26	\$ 762,771.62	\$ 798,545.61	\$ 835,997.39	\$ 875,205.67	\$ 916,252.82	\$ 959,225.08
(+) Appreciation	\$ 29,781.50	\$ 31,178.25	\$ 32,640.51	\$ 34,171.35	\$ 35,773.99	\$ 37,451.79	\$ 39,208.28	\$ 41,047.15	\$ 42,972.26	\$ 44,987.66
<b>Cash on Cash Return</b>	<b>5.4%</b>	<b>3.3%</b>	<b>4.4%</b>	<b>5.7%</b>	<b>6.9%</b>	<b>8.2%</b>	<b>9.5%</b>	<b>10.9%</b>	<b>12.3%</b>	<b>13.8%</b>

Future Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Equity</b>	<b>\$ 127,000.00</b>	<b>\$ 156,781.50</b>	<b>\$ 187,959.75</b>	<b>\$ 220,600.26</b>	<b>\$ 254,771.62</b>	<b>\$ 290,545.61</b>	<b>\$ 327,997.39</b>	<b>\$ 367,205.67</b>	<b>\$ 408,252.82</b>	<b>\$ 451,225.08</b>
(-) Sale Cost	\$ 38,100.00	\$ 39,886.89	\$ 41,757.59	\$ 43,716.02	\$ 45,766.30	\$ 47,912.74	\$ 50,159.84	\$ 52,512.34	\$ 54,975.17	\$ 57,553.50
<b>Proceeds After Sale</b>	<b>\$ 88,900.00</b>	<b>\$ 116,894.61</b>	<b>\$ 146,202.17</b>	<b>\$ 176,884.25</b>	<b>\$ 209,005.32</b>	<b>\$ 242,632.87</b>	<b>\$ 277,837.55</b>	<b>\$ 314,693.33</b>	<b>\$ 353,277.65</b>	<b>\$ 393,671.57</b>
(+) Cum. Cash Flow	\$ 6,913.00	\$ 11,059.28	\$ 16,706.56	\$ 23,899.87	\$ 32,685.58	\$ 43,111.48	\$ 55,226.76	\$ 69,082.12	\$ 84,729.74	\$ 102,223.40
(-) Initial Cash Invested	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00	\$ 127,000.00
<b>Net Profit</b>	<b>\$ (31,187.00)</b>	<b>\$ 953.89</b>	<b>\$ 35,908.73</b>	<b>\$ 73,784.11</b>	<b>\$ 114,690.90</b>	<b>\$ 158,744.35</b>	<b>\$ 206,064.31</b>	<b>\$ 256,775.45</b>	<b>\$ 311,007.39</b>	<b>\$ 368,894.97</b>
<b>Return on Investment</b>	<b>-24.6%</b>	<b>0.8%</b>	<b>28.3%</b>	<b>58.1%</b>	<b>90.3%</b>	<b>125.0%</b>	<b>162.3%</b>	<b>202.2%</b>	<b>244.9%</b>	<b>290.5%</b>

All financial information is deemed reliable but not guaranteed. Performance & projections are estimated and subject to change. The provider shall be held harmless if returns are not met. All Investments have risks and Investors are urged to perform their own due diligence. Cash flow amounts are estimated and are subject to change.