

328 NW 122nd St, Oklahoma City, OK



Photo is of a similar, completed home by the builder.

Financials		
Purchase Price		\$ 419,900.00
Down Payment		\$ 83,980.00
1st LTV	80%	\$ 335,920.00
Mortgage Payment	6.125%	\$ 1,714.59
Property Taxes		\$ 470.75
Insurance		\$ 119.67
HOA Fees		
Property Management		\$ 248.00
Other		\$ -
Total Monthly Expenses		\$ 2,553.01
	Low	High
Rent Range	\$ 3,000.00	\$ 3,100.00
Other income	\$ 240.00	\$ 248.00
Monthly Cash Flow	\$ 686.99	\$ 794.99

Annualized Returns		
Annual Cash Flow	\$ 9,539.90	11.4%
Annual Principal Reduction	\$ -	0.0%
Annual Tax Reduction (at 25% tax bracket)	\$ 3,048.47	3.6%
Annualized Appreciation (based on 5% appreciation)	\$ 19,693.31	23.5%
Total Return On Investment	\$ 32,281.68	38.4%

Financial Indicators	
Debt Coverage Ratio:	1.32
Annual Gross Rent Multiplier:	11.3
Capitalization Rate:	6.5%

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

3 bed / 2 bath per side	
Estimated completion is June 2026. Property manager will be marketing at \$1,550 per side once it is closer to completion. Property features LVP throughout, granite countertops, window coverings and appliances as well as 2 fenced yards.	
Property Details	
Property type:	Duplex
Square Footage:	2,300
Year Built:	2026

Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income	37,200.00	38,316.00	39,465.48	40,649.44	41,868.93	43,125.00	44,418.75	45,751.31	47,123.85	48,537.56
(-) Vacancy/Maintenance	\$ -	\$ 3,065.28	\$ 3,157.24	\$ 3,251.96	\$ 3,349.51	\$ 3,450.00	\$ 3,553.50	\$ 3,660.10	\$ 3,769.91	\$ 3,883.00
(-) Expenses	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00	\$ 10,061.00
(-) Mortgage Payments	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10	\$ 20,575.10
Cash Flow	\$ 6,563.90	\$ 4,614.62	\$ 5,672.14	\$ 6,761.39	\$ 7,883.31	\$ 9,038.90	\$ 10,229.15	\$ 11,455.10	\$ 12,717.84	\$ 14,018.46
(+) Reduction of principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Balance	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00	\$ 335,920.00
Market Value	\$ 419,900.00	\$ 439,593.31	\$ 460,210.24	\$ 481,794.10	\$ 504,390.24	\$ 528,046.14	\$ 552,811.51	\$ 578,738.37	\$ 605,881.19	\$ 634,297.02
(+) Appreciation	\$ 19,693.31	\$ 20,616.93	\$ 21,583.86	\$ 22,596.14	\$ 23,655.90	\$ 24,765.36	\$ 25,926.86	\$ 27,142.83	\$ 28,415.83	\$ 29,748.53
Cash on Cash Return	7.8%	5.5%	6.8%	8.1%	9.4%	10.8%	12.2%	13.6%	15.1%	16.7%

Future Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$ 83,980.00	\$ 103,673.31	\$ 124,290.24	\$ 145,874.10	\$ 168,470.24	\$ 192,126.14	\$ 216,891.51	\$ 242,818.37	\$ 269,961.19	\$ 298,377.02
(-) Sale Cost	\$ 25,194.00	\$ 26,375.60	\$ 27,612.61	\$ 28,907.65	\$ 30,263.41	\$ 31,682.77	\$ 33,168.69	\$ 34,724.30	\$ 36,352.87	\$ 38,057.82
Proceeds After Sale	\$ 58,786.00	\$ 77,297.71	\$ 96,677.62	\$ 116,966.45	\$ 138,206.83	\$ 160,443.37	\$ 183,722.82	\$ 208,094.06	\$ 233,608.32	\$ 260,319.20
(+) Cum. Cash Flow	\$ 6,563.90	\$ 11,178.52	\$ 16,850.66	\$ 23,612.05	\$ 31,495.36	\$ 40,534.26	\$ 50,763.41	\$ 62,218.51	\$ 74,936.35	\$ 88,954.81
(-) Initial Cash Invested	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00	\$ 83,980.00
Net Profit	\$ (18,630.10)	\$ 4,496.23	\$ 29,548.28	\$ 56,598.50	\$ 85,722.19	\$ 116,997.63	\$ 150,506.22	\$ 186,332.57	\$ 224,564.67	\$ 265,294.01
Return on Investment	-22.2%	5.4%	35.2%	67.4%	102.1%	139.3%	179.2%	221.9%	267.4%	315.9%

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.