

## 1100-1102 Ashton Lane, Yukon, OK 73099



| Financials             |       |            |             |
|------------------------|-------|------------|-------------|
| Purchase Price         | \$    | 432,500.00 |             |
| Down Payment           | \$    | 86,500.00  |             |
| 1st LTV                | 80%   | \$         | 346,000.00  |
| Mortgage Payment       | 6.75% | \$         | 1,946.25    |
| Property Taxes         |       | \$         | 468.00      |
| Insurance              |       | \$         | 145.33      |
| HOA Fees               |       | \$         | 25.00       |
| Property Management    |       | \$         | 243.20      |
| Other                  |       | \$         | -           |
| Total Monthly Expenses |       | \$         | 2,827.78    |
|                        |       | Low        | High        |
| Rent Range             | \$    | 3,000.00   | \$ 3,040.00 |
| Other income           | \$    | 240.00     | \$ 243.20   |
| Monthly Cash Flow      | \$    | 412.22     | \$ 455.42   |

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| Annualized Returns                                 |    |           |       |
|----------------------------------------------------|----|-----------|-------|
| Annual Cash Flow                                   | \$ | 5,465.00  | 6.3%  |
| Annual Principal Reduction                         | \$ | (0.00)    | 0.0%  |
| Annual Tax Reduction (at 25% tax bracket)          | \$ | 3,139.95  | 3.6%  |
| Annualized Appreciation (based on 5% appreciation) | \$ | 20,284.25 | 23.5% |
| Total Return On Investment                         | \$ | 28,889.20 | 33.4% |

| Financial Indicators          |      |
|-------------------------------|------|
| Debt Coverage Ratio:          | 1.11 |
| Annual Gross Rent Multiplier: | 11.9 |
| Capitalization Rate:          | 6.0% |

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

### 3 Bed / 2 Bath / 2 Garage (per unit) Duplex

Seller to pay \$6,920 in closing costs to buy down the rate. Seller will pay 1 year of prepaid property management (\$2,918.40) at closing. HOA dues are for maintenance of common areas only.

### Property Details

|                 |        |
|-----------------|--------|
| Property type:  | Duplex |
| Square Footage: | 2,276  |
| Year Built:     | 2025   |

| 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           | 36,480.00     | 37,574.40     | 38,701.63     | 39,862.68     | 41,058.56     | 42,290.32     | 43,559.03     | 44,865.80     | 46,211.77     | 47,598.13     |
| (-) Vacancy/Maintenance    | \$ -          | \$ 3,005.95   | \$ 3,096.13   | \$ 3,189.01   | \$ 3,284.68   | \$ 3,383.23   | \$ 3,484.72   | \$ 3,589.26   | \$ 3,696.94   | \$ 3,807.85   |
| (-) Expenses               | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  | \$ 10,578.40  |
| (-) Mortgage Payments      | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  | \$ 23,355.00  |
| Cash Flow                  | \$ 2,546.60   | \$ 635.05     | \$ 1,672.10   | \$ 2,740.27   | \$ 3,840.48   | \$ 4,973.69   | \$ 6,140.91   | \$ 7,343.13   | \$ 8,581.43   | \$ 9,856.88   |
| (+) Reduction of principal | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     | \$ (0.00)     |
| Loan Balance               | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 | \$ 346,000.00 |
| Market Value               | \$ 432,500.00 | \$ 452,784.25 | \$ 474,019.83 | \$ 496,251.36 | \$ 519,525.55 | \$ 543,891.30 | \$ 569,399.80 | \$ 596,104.65 | \$ 624,061.96 | \$ 653,330.47 |
| (+) Appreciation           | \$ 20,284.25  | \$ 21,235.58  | \$ 22,231.53  | \$ 23,274.19  | \$ 24,365.75  | \$ 25,508.50  | \$ 26,704.85  | \$ 27,957.31  | \$ 29,268.51  | \$ 30,641.20  |
| Cash on Cash Return        | 2.9%          | 0.7%          | 1.9%          | 3.2%          | 4.4%          | 5.7%          | 7.1%          | 8.5%          | 9.9%          | 11.4%         |

| Future Sale Analysis      | Year 1         | Year 2        | Year 3        | Year 4        | Year 5        | Year 6        | Year 7        | Year 8        | Year 9        | Year 10       |
|---------------------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Equity                    | \$ 86,500.00   | \$ 106,784.25 | \$ 128,019.83 | \$ 150,251.36 | \$ 173,525.55 | \$ 197,891.30 | \$ 223,399.80 | \$ 250,104.65 | \$ 278,061.96 | \$ 307,330.47 |
| (-) Sale Cost             | \$ 25,950.00   | \$ 27,167.06  | \$ 28,441.19  | \$ 29,775.08  | \$ 31,171.53  | \$ 32,633.48  | \$ 34,163.99  | \$ 35,766.28  | \$ 37,443.72  | \$ 39,199.83  |
| Proceeds After Sale       | \$ 60,550.00   | \$ 79,617.20  | \$ 99,578.64  | \$ 120,476.28 | \$ 142,354.02 | \$ 165,257.82 | \$ 189,235.81 | \$ 214,338.37 | \$ 240,618.24 | \$ 268,130.64 |
| (+) Cum. Cash Flow        | \$ 2,546.60    | \$ 3,181.65   | \$ 4,853.75   | \$ 7,594.02   | \$ 11,434.49  | \$ 16,408.19  | \$ 22,549.09  | \$ 29,892.23  | \$ 38,473.66  | \$ 48,330.53  |
| (-) Initial Cash Invested | \$ 86,500.00   | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  | \$ 86,500.00  |
| Net Profit                | \$ (23,403.40) | \$ (3,701.16) | \$ 17,932.39  | \$ 41,570.30  | \$ 67,288.51  | \$ 95,166.01  | \$ 125,284.90 | \$ 157,730.60 | \$ 192,591.90 | \$ 229,961.17 |
| Return on Investment      | -27.1%         | -4.3%         | 20.7%         | 48.1%         | 77.8%         | 110.0%        | 144.8%        | 182.3%        | 222.6%        | 265.9%        |

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.