1403-1405 SW Bishop Rd, Lawton, OK 73501

Financials				
Purchase Price		**$**	**334,000.00**	
Down Payment		$	66,800.00	
1st LTV	80%	$	267,200.00	
Mortgage Payment	6.125%	$	1,363.83	I/O
Property Taxes		$	360.00	
Insurance		$	138.00	
HOA Fees		$	-	
Property Management		$	200.00	
Other		$	-	
Total Monthly Expenses		**$**	**2,061.83**	
		Low	***High***	
Rent Range		**$ 2,500.00**	**$ 2,500.00**	
Other income		**$ 200.00**	**$ 200.00**	
Monthly Cash Flow		**$ 638.17**	**$ 638.17**	

Annualized Returns		
Annual Cash Flow	$ 7,658.00	11.5%
Annual Principal Reduction	$ -	0.0%
Annual Tax Reduction *(at 25% tax bracket)*	$ 2,424.84	3.6%
Annualized Appreciation *(based on 5% appreciation)*	**$ 15,664.60**	**23.5%**
Total Return On Investment	**$ 25,747.44**	**38.5%**

Financial Indicators	
Debt Coverage Ratio:	1.32
Annual Gross Rent Multiplier:	11.1
Capitalization Rate:	**6.5%**

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



2 Bed / 2 Bath / 1 Garage (each side) New Construction Duplex

Fully leased duplex. 1403 leased at $1,250/mo plus $60/mo pet rent; 1405 leased at $1,250/mo plus $30/mo pet rent. Home features appliances (including washer/dryer), window coverings, landscaping (if applicable), LVP flooring throughout, and granite countertops. Seller to pay **4%** of the purchase price in closing costs to buy down the rate. Seller to pay **2 years** of prepaid property management. Seller to provide 1-year builder warranty.

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	**30,000.00**	**30,900.00**	**31,827.00**	**32,781.81**	**33,765.26**	**34,778.22**	**35,821.57**	**36,896.22**	**38,003.10**	**39,143.20**
(-) Vacancy/Maintenance	$ -	$ 2,472.00	$ 2,546.16	$ 2,622.54	$ 2,701.22	$ 2,782.26	$ 2,865.73	$ 2,951.70	$ 3,040.25	$ 3,131.46
(-) Expenses	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00	$ 8,376.00
(-) Mortgage Payments	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00	$ 16,366.00
Cash Flow	**$ 5,258.00**	**$ 3,686.00**	**$ 4,538.84**	**$ 5,417.27**	**$ 6,322.04**	**$ 7,253.96**	**$ 8,213.84**	**$ 9,202.52**	**$ 10,220.85**	**$ 11,269.74**
(+) Reduction of principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan Balance	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00	$ 267,200.00
Market Value	$ 334,000.00	$ 349,664.60	$ 366,063.87	$ 383,232.27	$ 401,205.86	$ 420,022.41	$ 439,721.46	$ 460,344.40	$ 481,934.55	$ 504,537.28
(+) Appreciation	$ 15,664.60	$ 16,399.27	$ 17,168.40	$ 17,973.59	$ 18,816.55	$ 19,699.05	$ 20,622.94	$ 21,590.15	$ 22,602.73	$ 23,662.80
Cash on Cash Return	7.9%	5.5%	6.8%	8.1%	9.5%	10.9%	12.3%	13.8%	15.3%	16.9%

Future Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	**$ 66,800.00**	**$ 82,464.60**	**$ 98,863.87**	**$ 116,032.27**	**$ 134,005.86**	**$ 152,822.41**	**$ 172,521.46**	**$ 193,144.40**	**$ 214,734.55**	**$ 237,337.28**
(-) Sale Cost	$ 20,040.00	$ 20,979.88	$ 21,963.83	$ 22,993.94	$ 24,072.35	$ 25,201.34	$ 26,383.29	$ 27,620.66	$ 28,916.07	$ 30,272.24
Proceeds After Sale	**$ 46,760.00**	**$ 61,484.72**	**$ 76,900.04**	**$ 93,038.33**	**$ 109,933.51**	**$ 127,621.07**	**$ 146,138.18**	**$ 165,523.74**	**$ 185,818.48**	**$ 207,065.05**
(+) Cum. Cash Flow	$ 5,258.00	$ 8,944.00	$ 13,482.84	$ 18,900.11	$ 25,222.15	$ 32,476.11	$ 40,689.96	$ 49,892.47	$ 60,113.33	$ 71,383.07
(-) Initial Cash Invested	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**	**$ 66,800.00**
Net Profit	**$ (14,782.00)**	**$ 3,628.72**	**$ 23,582.88**	**$ 45,138.43**	**$ 68,355.66**	**$ 93,297.18**	**$ 120,028.13**	**$ 148,616.21**	**$ 179,131.81**	**$ 211,648.12**
Return on Investment	-22.1%	5.4%	35.3%	67.6%	102.3%	139.7%	179.7%	222.5%	268.2%	316.8%

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.