



Market		Property Address				
Oklahoma City		3123 Westbrook Street, Chickasha OK 73018				
Property Info		Assumptions				
Purchase Price	\$194,500	Down Payment	25%			
Down Payment	\$48,625	Closing Costs	6%			
Estimated Closing Costs	\$11,670	Interest Rate	6.375%			
Post Close Rent Ready Repairs	\$5,000	PM Fee	8%			
Acquisition Fee	\$4,995	Vacancy/Repairs	7%			
Total Property Investment	\$70,290	Annual Apprec. (YR 1-2)	4%			
		Annual Apprec. (YR 3-5)	8%			
		Annual Apprec. (YR 6+)	4%			
		Annual Rent Increase	5%			
		Closing Costs on Future Sale	6%			
Financed Income Breakdown		Cash on Cash ROI				
Monthly Rent	\$1,475	Annual Average	5 Year	10 Year	20 Year	30 Year
Monthly Principal & Interest	\$910	Cash on Cash ROI	2.82%	5.60%	13.21%	24.19%
Monthly Taxes	\$156	Con C + PR	6.11%	9.12%	17.26%	28.91%
Monthly Insurance	\$150	IRR	8.93%	11.93%	20.08%	31.73%
PITI Monthly	\$1,216	Con C, PR, Deprec, Apprec	26.09%	28.37%	38.89%	55.99%
Year Built	Square Feet	Bedrooms	Bathrooms	Returns		
2019	1544	3	2	Cap Rate	6.41%	

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$17,700	\$18,585	\$19,514	\$20,490	\$21,514	\$27,459	\$35,045	\$44,727	\$57,084	\$72,856	
Taxes	\$1,866	\$1,941	\$2,018	\$2,099	\$2,183	\$2,656	\$3,231	\$3,931	\$4,783	\$5,819	
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	
HOA	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	
Property Management	\$1,416	\$1,487	\$1,561	\$1,639	\$1,721	\$2,197	\$2,804	\$3,578	\$4,567	\$5,828	
Vacancy/Repairs	\$0	\$1,301	\$1,366	\$1,434	\$1,506	\$1,922	\$2,453	\$3,131	\$3,996	\$5,100	
Net Operating Income	\$12,468	\$11,907	\$12,619	\$13,367	\$14,154	\$18,734	\$24,607	\$32,137	\$41,789	\$54,158	
Annual Principal and Interest	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	\$10,921	
Gross Profits	\$1,547	\$986	\$1,698	\$2,447	\$3,233	\$7,813	\$13,686	\$21,216	\$30,868	\$43,237	
Monthly Cash Flow	\$129	\$82	\$142	\$204	\$269	\$651	\$1,140	\$1,768	\$2,572	\$3,603	
Property Investment	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	\$70,290	
Con C ROI	2.20%	1.40%	2.42%	3.48%	4.60%	11.12%	19.47%	30.18%	43.91%	61.51%	
Con C + PR	5.33%	4.61%	5.71%	6.85%	8.06%	15.05%	23.97%	35.35%	49.88%	68.43%	

Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$2,202	\$4,513	\$6,939	\$9,487	\$12,161	\$27,669	\$47,447	\$72,671	\$104,842	\$145,875	
Appreciation	\$0	\$7,780	\$16,182	\$17,477	\$18,875	\$11,924	\$14,507	\$17,650	\$21,474	\$26,127	
Appreciation ROI	0.00%	11.07%	23.02%	24.86%	26.85%	16.96%	20.64%	25.11%	30.55%	37.17%	
Cumulative Equity Gain	\$0	\$7,780	\$23,962	\$41,439	\$60,315	\$115,521	\$182,688	\$264,407	\$363,830	\$484,794	
Proceeds In Event of Sale	\$39,157	\$48,780.99	\$66,419	\$85,395	\$105,812	\$173,214	\$256,129	\$358,168	\$483,797	\$638,536	
ROI w/Con C + PR + Est. Apprec.	5.33%	15.68%	28.73%	31.72%	34.91%	32.02%	44.61%	60.46%	80.43%	105.60%	
Deprec. / Tax Savings	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	
Deprec. ROI	2.82%	2.82%	2.82%	2.82%	2.82%	2.82%	2.82%	2.82%	2.82%	2.82%	

Glossary and Assumptions	
Appreciation	The Appreciation value is calculated cumulatively.
Appreciation ROI	Return as calculated from Appreciation to Total Property Investment.
Cap Rate	Cap Rate is calculated by dividing the Net Operating Income by the Purchase Price.
Cash on Cash Return	The Cash on Cash Return is calculated by dividing the Annual Net Cash Flow by the Total Property Investment (TPI).
Closing Costs	Estimated closing costs is based on home price, loan amount and credit score.
Depreciation ROI	Return based on Depreciation to property investment.
Depreciation/Tax Savings	Assuming Average 28% tax bracket.
Principal Reduction	The Principal Reduction is calculated cumulatively based off a 30 year amortization, fixed rate mortgage.
Proceeds on Sale	The Proceeds on the Sale is calculated by taking the market value (Purchase Price and cumulative Appreciation), and subtracting Loan Amount, and Closing Costs on the Future Sale.
Return on Investment (ROI)	Return on Investment.
Taxes	Taxes increase at same rate of property Appreciation.
Total Property Investment (TPI)	The Total Property Investment value is calculated by adding the Down Payment, Closing Costs, Rehab Expenses and Acquisition Fee.
Vacancies/Repairs	Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.

Abbreviations		Property Value	
PM	Property Management	2	\$194,500
Apprec.	Appreciation	3	\$202,280
Deprec.	Depreciation	4	\$210,371
Con C	Cash on Cash	5	\$218,786
V&R	Vacancy and Repairs	6	\$227,537
Hyp.	Hypothetical	7	\$236,639
PR.	Principal Reduction	8	\$246,105
PI.	Property Investment	9	\$255,949
EG	Equity Gain	10	\$266,187