



Market		Property Address				
Oklahoma City		1628 Eighty Niner Terrace, El Reno OK 73036				
Property Info		Assumptions				
Purchase Price	\$180,000	Down Payment	25%			
Down Payment	\$45,000	Closing Costs	6%			
Estimated Closing Costs	\$10,800	Interest Rate	6.000%			
Post Close Rent Ready Repairs	\$6,500	PM Fee	8%			
Acquisition Fee	\$4,995	Vacancy/Repairs	7%			
Total Property Investment	\$67,295	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	\$1,400	Annual Average	5 Year	10 Year	20 Year	30 Year
Monthly Principal & Interest	\$809	Cash on Cash ROI	3.30%	6.03%	13.50%	24.29%
Monthly Taxes	\$162	C on C + PR	6.49%	9.43%	17.42%	28.85%
Monthly Insurance	\$150	IRR	9.21%	12.15%	20.14%	31.58%
PITI Monthly	\$1,121	C on C + PR + Deprec.	25.80%	28.04%	38.32%	55.03%
		Cont. PR, Deprec, Apprec				
Year Built	Square Feet	Bedrooms	Bathrooms	Returns		
2021	1344	3	2	Cap Rate	6.41%	

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$16,800	\$17,640	\$18,522	\$19,448	\$20,421	\$26,062	\$33,263	\$42,453	\$54,182	\$69,151	
Taxes	\$1,943	\$2,021	\$2,102	\$2,186	\$2,273	\$2,765	\$3,365	\$4,094	\$4,980	\$6,060	
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	
HOA	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	
Property Management	\$1,344	\$1,411	\$1,482	\$1,556	\$1,634	\$2,085	\$2,661	\$3,396	\$4,335	\$5,532	
Vacancy/Repairs	\$0	\$1,235	\$1,297	\$1,361	\$1,429	\$1,824	\$2,328	\$2,972	\$3,793	\$4,841	
Net Operating Income	\$11,538	\$10,998	\$11,667	\$12,370	\$13,109	\$17,412	\$22,934	\$30,016	\$39,099	\$50,744	
Annual Principal and Interest	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	\$9,713	
Gross Profits	\$1,825	\$1,286	\$1,954	\$2,658	\$3,397	\$7,700	\$13,221	\$20,304	\$29,386	\$41,031	
Monthly Cash Flow	\$152	\$107	\$163	\$221	\$283	\$642	\$1,102	\$1,692	\$2,449	\$3,419	
Property Investment	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	\$67,295	
C on C ROI	2.71%	1.91%	2.90%	3.95%	5.05%	11.44%	19.65%	30.17%	43.67%	60.97%	
C on C + PR	5.74%	5.01%	6.09%	7.21%	8.39%	15.25%	24.00%	35.17%	49.43%	67.66%	

Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$2,037	\$4,176	\$6,422	\$8,779	\$11,254	\$25,607	\$43,910	\$67,253	\$97,026	\$135,000	
Appreciation	\$0	\$7,200	\$14,976	\$16,174	\$17,468	\$11,035	\$13,426	\$16,334	\$19,873	\$24,179	
Appreciation ROI	0.00%	10.70%	22.25%	24.03%	25.96%	16.40%	19.95%	24.27%	29.53%	35.93%	
Cumulative Equity Gain	\$0	\$7,200	\$22,176	\$38,350	\$55,818	\$106,909	\$169,068	\$244,695	\$336,706	\$448,652	
Proceeds In Event of Sale	\$36,237	\$45,144.36	\$61,467	\$79,029	\$97,923	\$160,301	\$237,034	\$331,467	\$447,730	\$590,933	
ROI w/C on C + PR + Est. Apprec.	5.74%	15.71%	28.34%	31.25%	34.35%	31.64%	43.95%	59.44%	78.97%	103.59%	
Deprec. / Tax Savings	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	
Deprec. ROI	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%	

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	\$180,000
Apprec.	Appreciation	3	\$187,200
Deprec.	Depreciation	4	\$194,688
C on C	Cash on Cash	5	\$202,476
V&R	Vacancy and Repairs	6	\$210,575
Hyp.	Hypothetical	7	\$218,998
PR.	Principal Reduction	8	\$227,757
PI.	Property Investment	9	\$236,868
EG	Equity Gain	10	\$246,342