

| Property Location: Tulsa, OK - Duplex | | |
|--|-----------------|--------------------------|
| Purchase Price | | \$370,000 |
| Bed | | 6 |
| Bath | | 4 |
| Garage | | Driveway Only |
| Sq Ft | | 2,300 |
| Year Built | | 2026 |
| Loan | | |
| Down Payment Percent | | 25% |
| Loan Amount | | \$277,500.00 |
| Down Payment | | \$92,500.00 |
| Estimated Points for Rate (3% Sales Price) | | \$11,100.00 |
| Estimated Closing Costs (3% Sales Price) | | \$11,100.00 |
| Post Closing Credit | | \$20,600.00 |
| Total Capital Needed | | \$94,100.00 |
| Estimated Interest Rate | | 5.500% |
| Loan Type | | DSCR 30/10 Interest Only |
| | Monthly | Yearly |
| Principal & Interest Payment | \$1,271.88 | \$15,262.50 |
| Assumptions | | |
| Year 1 Potential Vacancy Rate | | 4% |
| Year 1 Property Mgmt Rate (10% starting year 2) | | 0% |
| Year 1 Potential Maintenance Rate | | 0% |
| Income & Expenses | Monthly | Yearly |
| Base Monthly Rent | \$2,900.00 | \$34,800.00 |
| Estimated Insurance Premium | \$158.08 | \$1,897.00 |
| Estimated Property Tax (1.26% Effective Rate) | \$388.50 | \$4,662.00 |
| Home Owners Association | \$0.00 | \$0.00 |
| Utilities | \$0.00 | \$0.00 |
| Landscaping | \$0.00 | \$0.00 |
| Gross Scheduled Income | \$2,900.00 | \$34,800.00 |
| Year 1 Vacancy | \$116.00 | \$1,392.00 |
| Year 1 Maintenance | \$0.00 | \$0.00 |
| Year 1 Property Management | \$0.00 | \$0.00 |
| Net Operating Income (NOI) | \$2,237.42 | \$26,849.00 |
| Principal & Interest Payment | \$1,271.88 | \$15,262.50 |
| Total Cash Flow | \$965.54 | \$11,586.50 |
| Leasing Status | | |
| Lease Start Date | | Vacant |
| Lease End Date | | |
| Return on Investment | | |
| Year 1 Cash-On-Cash | | 12.31% |
| Year 1 Cap Rate | | 7.26% |
| Year 1 ROI w/ Tax Offset | | 16.17% |
| 10 Year Appreciation Percentage for Market (Q3 2015 - Q3 2025) | | 82.97% |
| Yearly Appreciation Average Last 10 Years | | 6.23% |
| Year 1 ROI with Avg Appreciation | | 40.66% |
| Total Year 1 ROI w/ Loan Paydown | | 40.66% |
| <p>The rate listed in this proforma is based on a quote from Premier Turnkey's recommended lender on the day this pro forma was created. It is based on the buyer having a FICO score of 780 or higher, putting 25% down, and an estimated purchase price of \$300,000. The rate is also based on the property having a DSCR ratio of 1.25 or higher and a Pre-Payment Penalty being utilized. Your rate may change based on market fluctuations or the above criteria not being met.</p> <p><i>If you'd like to have the most up to date information, please reach out to Premier Turnkey and/or their recommended lender directly.</i></p> | | |