



Duplex - Price Reduced to Sell Quickly!

Oklahoma City, OK 73118

Presented by:

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Listed by Tyler Weinrich with WPropertiesOK



Overview

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Purchase Info

Square Feet (2 Units)	2,609
Purchase Price	\$145,000
Initial Cash Invested	\$31,900

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,240	\$14,881
Cash Flow	\$545	\$6,535

Financial Metrics

Cap Rate (Purchase Price)	10.3%
Cash on Cash Return (Year 1)	20.5%
Internal Rate of Return (Year 10)	28.5%
Sale Price (Year 10)	\$194,868



*AS-IS

*CASH

Looking for a cash flowing rental property? This duplex needs minimal repairs to be rented. Historically has rented for \$800-\$850 per side. Any work needed is minor or cosmetic (\$7k - \$12k in rehab costs estimated). Similar duplexes in the area have sold for \$165k - \$180k. Apartment complex to East is getting renovated bringing the whole area up! Looking for a quick sale on this one. Property is vacant and ready for new tenants!! Would consider doing seller carry back on portion of purchase price if desired. No FHA at this time. Entity that owns this property is owned by a licensed

Purchase Analysis

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Purchase Info	
Purchase Price	\$145,000
- First Mortgage	-\$116,000
- Second Mortgage	-\$0
= Downpayment	\$29,000
+ Buying Costs	\$2,900
+ Initial Improvements	\$0
= Initial Cash Invested	\$31,900
Square Feet (2 Units)	2,609
Cost per Square Foot	\$56
Monthly Rent per Square Foot	\$0.63
Cost per Unit	\$72,500
Average Monthly Rent per Unit	\$825

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$116,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	6%	
Payment	\$695.48	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	7.3
Operating Expense Ratio	18.3%
Debt Coverage Ratio	1.78
Cap Rate (Purchase Price)	10.3%
Cash on Cash Return	20.5%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	8.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$10,150

Income	Monthly	Annual
Gross Rent	\$1,650	\$19,800
Vacancy Loss	-\$132	-\$1,584
Operating Income	\$1,518	\$18,216

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (6%)	-\$97	-\$1,160
Insurance (4%)	-\$60	-\$725
Taxes (8%)	-\$121	-\$1,450
Operating Expenses (18%)	-\$278	-\$3,335

Net Performance	Monthly	Annual
Net Operating Income	\$1,240	\$14,881
- Mortgage Payments	-\$695	-\$8,346
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$545	\$6,535

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$19,800	\$20,394	\$21,006	\$22,285	\$25,835	\$34,719	\$46,660
Vacancy Loss	-\$1,584	-\$1,632	-\$1,680	-\$1,783	-\$2,067	-\$2,778	-\$3,733
Operating Income	\$18,216	\$18,762	\$19,325	\$20,502	\$23,768	\$31,942	\$42,927

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$1,160	-\$1,195	-\$1,231	-\$1,306	-\$1,514	-\$2,034	-\$2,734
Insurance	-\$725	-\$747	-\$769	-\$816	-\$946	-\$1,271	-\$1,709
Taxes	-\$1,450	-\$1,494	-\$1,538	-\$1,632	-\$1,892	-\$2,543	-\$3,417
Operating Expenses	-\$3,335	-\$3,435	-\$3,538	-\$3,754	-\$4,351	-\$5,848	-\$7,859

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$14,881	\$15,327	\$15,787	\$16,749	\$19,416	\$26,094	\$35,068
- Mortgage Payments	-\$8,346	-\$8,346	-\$8,346	-\$8,346	-\$8,346	-\$8,346	-\$8,344
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$6,535	\$6,982	\$7,441	\$8,403	\$11,071	\$17,748	\$26,724
Cap Rate (Purchase Price)	10.3%	10.6%	10.9%	11.6%	13.4%	18.0%	24.2%
Cap Rate (Market Value)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Cash on Cash Return	20.5%	21.9%	23.3%	26.3%	34.7%	55.6%	83.8%
Return on Equity	18.8%	17.1%	15.8%	14.0%	11.3%	8.9%	7.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$149,350	\$153,830	\$158,445	\$168,095	\$194,868	\$261,886	\$351,953
- Loan Balance	-\$114,575	-\$113,063	-\$111,457	-\$107,943	-\$97,075	-\$62,643	-\$0
= Equity	\$34,775	\$40,767	\$46,988	\$60,152	\$97,793	\$199,243	\$351,953
Loan-to-Value Ratio	76.7%	73.5%	70.3%	64.2%	49.8%	23.9%	0.0%
Potential Cash-Out Refi	-\$10,030	-\$5,382	-\$546	\$9,723	\$39,332	\$120,677	\$246,367

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$34,775	\$40,767	\$46,988	\$60,152	\$97,793	\$199,243	\$351,953
- Selling Costs	-\$10,454	-\$10,768	-\$11,091	-\$11,767	-\$13,641	-\$18,332	-\$24,637
= Proceeds After Sale	\$24,320	\$29,999	\$35,897	\$48,385	\$84,152	\$180,911	\$327,316
+ Cumulative Cash Flow	\$6,535	\$13,517	\$20,958	\$37,276	\$87,136	\$232,943	\$457,599
- Initial Cash Invested	-\$31,900	-\$31,900	-\$31,900	-\$31,900	-\$31,900	-\$31,900	-\$31,900
= Net Profit	-\$1,045	\$11,616	\$24,955	\$53,762	\$139,388	\$381,954	\$753,015
Internal Rate of Return	-3.3%	18.4%	25.0%	28.5%	28.5%	27.0%	26.6%
Return on Investment	-3%	36%	78%	169%	437%	1,197%	2,361%

Graphs

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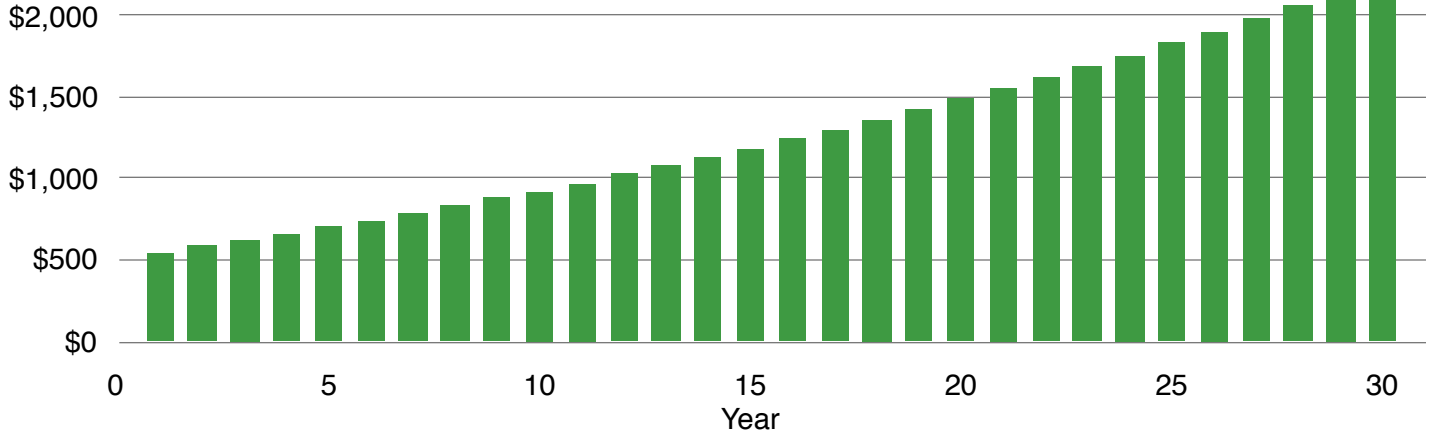
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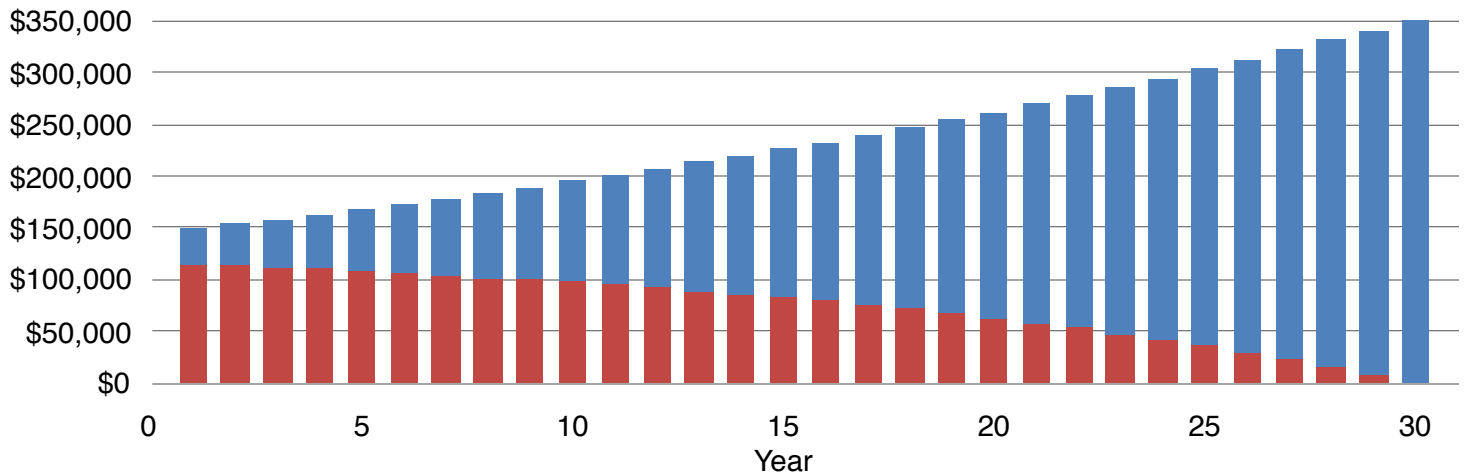
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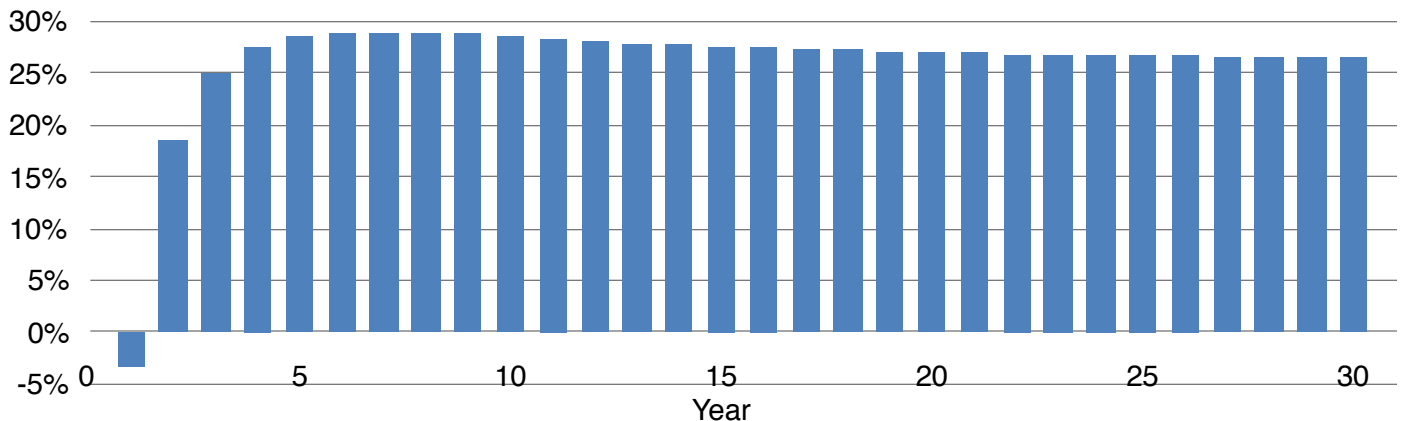
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Unit A	1,305	1	\$825 Per Month
Unit B	1,304	1	\$825 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			2,609 Square Feet
Total Rent (Sum of Units)			\$1,650 Per Month, \$19,800 Per Year

Photos

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