

# Property Report

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**2318 NW 22ND**  
2318 NW 22nd St  
Oklahoma City, OK 73107

Presented by:

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# Overview

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## Purchase Info

Square Feet	891
Purchase Price	\$60,000
Initial Cash Invested	\$16,200

## Income Analysis

	Monthly	Annual
Net Operating Income	\$334	\$4,010
Cash Flow	\$79	\$944

## Financial Metrics

Cap Rate (Purchase Price)	6.7%
Cash on Cash Return (Year 1)	5.8%
Internal Rate of Return (Year 10)	15.1%
Sale Price (Year 10)	\$80,635



891 sf, Detached garage, off-street parking, Central Air,  
This house is located near Shepard's Mall and several shopping outlets as well as restaurants.  
The area is improving and expanding. Be apart of that today, call for more information.

# Purchase Analysis

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Purchase Info	
Purchase Price	\$60,000
- First Mortgage	<b>-\$45,000</b>
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$15,000</b>
+ Buying Costs	\$1,200
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$16,200</b>
Square Feet	891
Cost per Square Foot	\$67
Monthly Rent per Square Foot	\$0.67

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$45,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
<b>Payment</b>	<b>\$255.51</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.4
Operating Expense Ratio	39.0%
Debt Coverage Ratio	1.31
Cap Rate (Purchase Price)	6.7%
<b>Cash on Cash Return</b>	<b>5.8%</b>

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	\$4,200

Income	Monthly	Annual
Gross Rent	\$595	\$7,140
Vacancy Loss	<b>-\$48</b>	<b>-\$571</b>
<b>Operating Income</b>	<b>\$547</b>	<b>\$6,569</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (7%)	<b>-\$40</b>	<b>-\$480</b>
Insurance (11%)	<b>-\$62</b>	<b>-\$750</b>
Management Fees (10%)	<b>-\$55</b>	<b>-\$657</b>
Taxes (10%)	<b>-\$56</b>	<b>-\$672</b>
<b>Operating Expenses (39%)</b>	<b>-\$213</b>	<b>-\$2,559</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$334</b>	<b>\$4,010</b>
- Mortgage Payments	<b>-\$256</b>	<b>-\$3,066</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$79</b>	<b>\$944</b>

# 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	\$7,140	\$7,354	\$7,575	\$8,036	\$9,316	\$12,520	\$16,826
Vacancy Loss	-\$571	-\$588	-\$606	-\$643	-\$745	-\$1,002	-\$1,346
<b>Operating Income</b>	<b>\$6,569</b>	<b>\$6,766</b>	<b>\$6,969</b>	<b>\$7,393</b>	<b>\$8,571</b>	<b>\$11,518</b>	<b>\$15,480</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$480	-\$494	-\$509	-\$540	-\$626	-\$842	-\$1,131
Insurance	-\$750	-\$772	-\$796	-\$844	-\$979	-\$1,315	-\$1,767
Management Fees	-\$657	-\$677	-\$697	-\$739	-\$857	-\$1,152	-\$1,548
Taxes	-\$672	-\$692	-\$713	-\$756	-\$877	-\$1,178	-\$1,584
<b>Operating Expenses</b>	<b>-\$2,559</b>	<b>-\$2,636</b>	<b>-\$2,715</b>	<b>-\$2,880</b>	<b>-\$3,339</b>	<b>-\$4,487</b>	<b>-\$6,030</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$4,010</b>	<b>\$4,130</b>	<b>\$4,254</b>	<b>\$4,513</b>	<b>\$5,232</b>	<b>\$7,031</b>	<b>\$9,450</b>
- Mortgage Payments	-\$3,066	-\$3,066	-\$3,066	-\$3,066	-\$3,066	-\$3,066	-\$3,062
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$944</b>	<b>\$1,064</b>	<b>\$1,188</b>	<b>\$1,447</b>	<b>\$2,166</b>	<b>\$3,965</b>	<b>\$6,388</b>
Cap Rate (Purchase Price)	6.7%	6.9%	7.1%	7.5%	8.7%	11.7%	15.7%
Cap Rate (Market Value)	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
<b>Cash on Cash Return</b>	<b>5.8%</b>	<b>6.6%</b>	<b>7.3%</b>	<b>8.9%</b>	<b>13.4%</b>	<b>24.5%</b>	<b>39.4%</b>
Return on Equity	5.4%	5.3%	5.3%	5.2%	5.0%	4.7%	4.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$61,800	\$63,654	\$65,564	\$69,556	\$80,635	\$108,367	\$145,636
- Loan Balance	-\$44,394	-\$43,753	-\$43,077	-\$41,607	-\$37,143	-\$23,541	-\$0
<b>= Equity</b>	<b>\$17,406</b>	<b>\$19,901</b>	<b>\$22,487</b>	<b>\$27,950</b>	<b>\$43,492</b>	<b>\$84,826</b>	<b>\$145,636</b>
Loan-to-Value Ratio	71.8%	68.7%	65.7%	59.8%	46.1%	21.7%	0.0%
Potential Cash-Out Refi	-\$1,134	\$805	\$2,818	\$7,083	\$19,302	\$52,316	\$101,945

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$17,406	\$19,901	\$22,487	\$27,950	\$43,492	\$84,826	\$145,636
- Selling Costs	-\$4,326	-\$4,456	-\$4,589	-\$4,869	-\$5,644	-\$7,586	-\$10,195
<b>= Proceeds After Sale</b>	<b>\$13,080</b>	<b>\$15,445</b>	<b>\$17,897</b>	<b>\$23,081</b>	<b>\$37,848</b>	<b>\$77,240</b>	<b>\$135,441</b>
+ Cumulative Cash Flow	\$944	\$2,008	\$3,196	\$5,959	\$15,308	\$46,426	\$98,794
- Initial Cash Invested	-\$16,200	-\$16,200	-\$16,200	-\$16,200	-\$16,200	-\$16,200	-\$16,200
<b>= Net Profit</b>	<b>-\$2,176</b>	<b>\$1,253</b>	<b>\$4,893</b>	<b>\$12,839</b>	<b>\$36,956</b>	<b>\$107,466</b>	<b>\$218,036</b>
<b>Internal Rate of Return</b>	<b>-13.4%</b>	<b>3.9%</b>	<b>9.7%</b>	<b>13.6%</b>	<b>15.1%</b>	<b>14.4%</b>	<b>13.9%</b>
Return on Investment	-13%	8%	30%	79%	228%	663%	1,346%

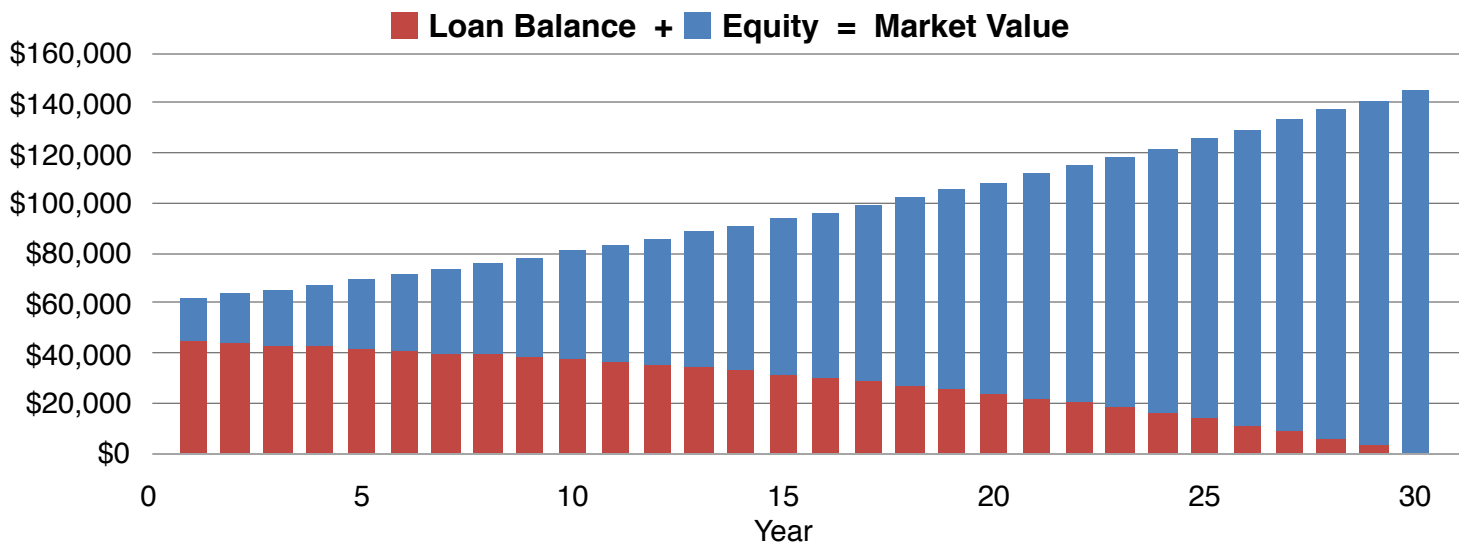
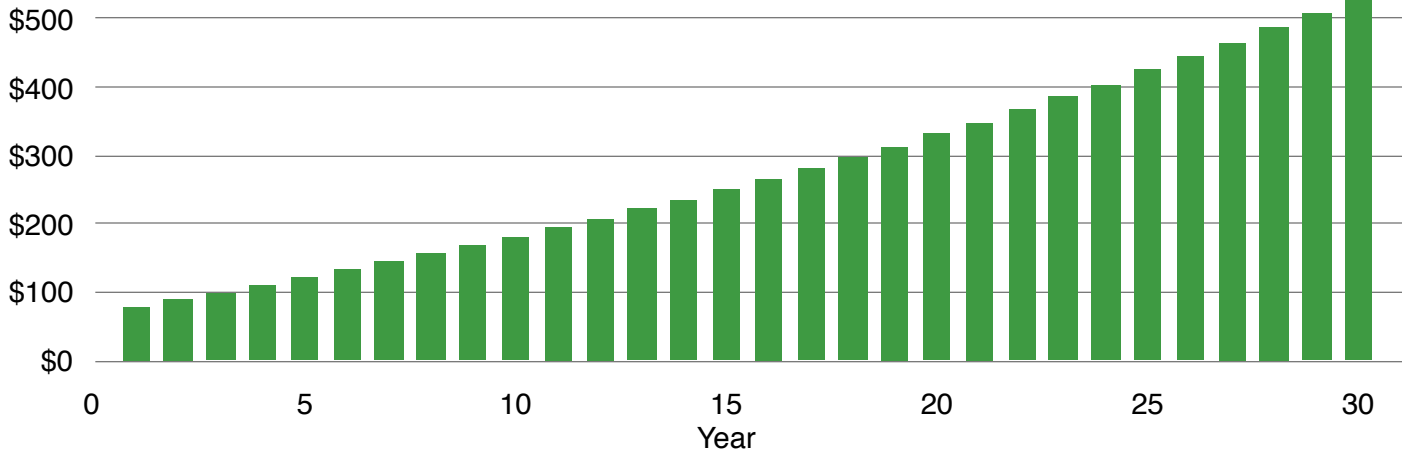
# Graphs

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## Monthly Cash Flow



## Internal Rate of Return (IRR)

