



Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132

Presented by:

Landon Whitt

Metro First Realty

3232 W. Britton Rd. Ste 277
Oklahoma City, OK 73120

Office: 405-242-4004

Mobile: 405-367-1067

Fax: 405-242-4005

landon@okcreal.com

<https://www.okcrealestateshow.com/>

Listed by Ryan K. Gehris with US Realty



Overview

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>

Purchase Info

Square Feet (2 Units)	2,823
Purchase Price	\$185,000
Initial Cash Invested	\$40,700

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,265	\$15,175
Cash Flow	\$377	\$4,527

Financial Metrics

Cap Rate (Purchase Price)	8.2%
Cash on Cash Return (Year 1)	11.1%
Internal Rate of Return (Year 10)	20.8%
Sale Price (Year 10)	\$248,625



Purchase Analysis

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>

Purchase Info	
Purchase Price	\$185,000
- First Mortgage	-\$148,000
- Second Mortgage	-\$0
= Downpayment	\$37,000
+ Buying Costs	\$3,700
+ Initial Improvements	\$0
= Initial Cash Invested	\$40,700
Square Feet (2 Units)	2,823
Cost per Square Foot	\$66
Monthly Rent per Square Foot	\$0.62
Cost per Unit	\$92,500
Average Monthly Rent per Unit	\$880

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$148,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	6%	
Payment	\$887.33	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.8
Operating Expense Ratio	21.9%
Debt Coverage Ratio	1.43
Cap Rate (Purchase Price)	8.2%
Cash on Cash Return	11.1%

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	\$12,950

Income	Monthly	Annual
Gross Rent	\$1,760	\$21,120
Vacancy Loss	-\$141	-\$1,690
Operating Income	\$1,619	\$19,430

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (8%)	-\$123	-\$1,480
Insurance (5%)	-\$77	-\$925
Taxes (10%)	-\$154	-\$1,850
Operating Expenses (22%)	-\$355	-\$4,255

Net Performance	Monthly	Annual
Net Operating Income	\$1,265	\$15,175
- Mortgage Payments	-\$887	-\$10,648
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$377	\$4,527

Buy and Hold Projection

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>

Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$21,120	\$21,754	\$22,406	\$23,771	\$27,557	\$37,034	\$49,771
Vacancy Loss	-\$1,690	-\$1,740	-\$1,792	-\$1,902	-\$2,205	-\$2,963	-\$3,982
Operating Income	\$19,430	\$20,013	\$20,614	\$21,869	\$25,352	\$34,071	\$45,789

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$1,480	-\$1,524	-\$1,570	-\$1,666	-\$1,931	-\$2,595	-\$3,488
Insurance	-\$925	-\$953	-\$981	-\$1,041	-\$1,207	-\$1,622	-\$2,180
Taxes	-\$1,850	-\$1,906	-\$1,963	-\$2,082	-\$2,414	-\$3,244	-\$4,360
Operating Expenses	-\$4,255	-\$4,383	-\$4,514	-\$4,789	-\$5,552	-\$7,461	-\$10,027

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$15,175	\$15,631	\$16,100	\$17,080	\$19,800	\$26,610	\$35,762
- Mortgage Payments	-\$10,648	-\$10,648	-\$10,648	-\$10,648	-\$10,648	-\$10,648	-\$10,648
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$4,527	\$4,983	\$5,452	\$6,432	\$9,152	\$15,962	\$25,114
Cap Rate (Purchase Price)	8.2%	8.4%	8.7%	9.2%	10.7%	14.4%	19.3%
Cap Rate (Market Value)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Cash on Cash Return	11.1%	12.2%	13.4%	15.8%	22.5%	39.2%	61.7%
Return on Equity	10.2%	9.6%	9.1%	8.4%	7.3%	6.3%	5.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$190,550	\$196,266	\$202,154	\$214,466	\$248,625	\$334,131	\$449,044
- Loan Balance	-\$146,183	-\$144,253	-\$142,205	-\$137,721	-\$123,856	-\$79,927	-\$5
= Equity	\$44,367	\$52,013	\$59,950	\$76,745	\$124,769	\$254,203	\$449,039
Loan-to-Value Ratio	76.7%	73.5%	70.3%	64.2%	49.8%	23.9%	0.0%
Potential Cash-Out Refi	-\$12,798	-\$6,867	-\$696	\$12,405	\$50,181	\$153,964	\$314,326

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$44,367	\$52,013	\$59,950	\$76,745	\$124,769	\$254,203	\$449,039
- Selling Costs	-\$13,338	-\$13,739	-\$14,151	-\$15,013	-\$17,404	-\$23,389	-\$31,433
= Proceeds After Sale	\$31,029	\$38,275	\$45,799	\$61,732	\$107,365	\$230,814	\$417,606
+ Cumulative Cash Flow	\$4,527	\$9,510	\$14,962	\$27,328	\$67,489	\$194,809	\$402,537
- Initial Cash Invested	-\$40,700	-\$40,700	-\$40,700	-\$40,700	-\$40,700	-\$40,700	-\$40,700
= Net Profit	-\$5,144	\$7,085	\$20,061	\$48,361	\$134,154	\$384,923	\$779,443
Internal Rate of Return	-12.6%	8.8%	15.7%	20.0%	20.8%	19.5%	18.8%
Return on Investment	-13%	17%	49%	119%	330%	946%	1,915%

Graphs

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



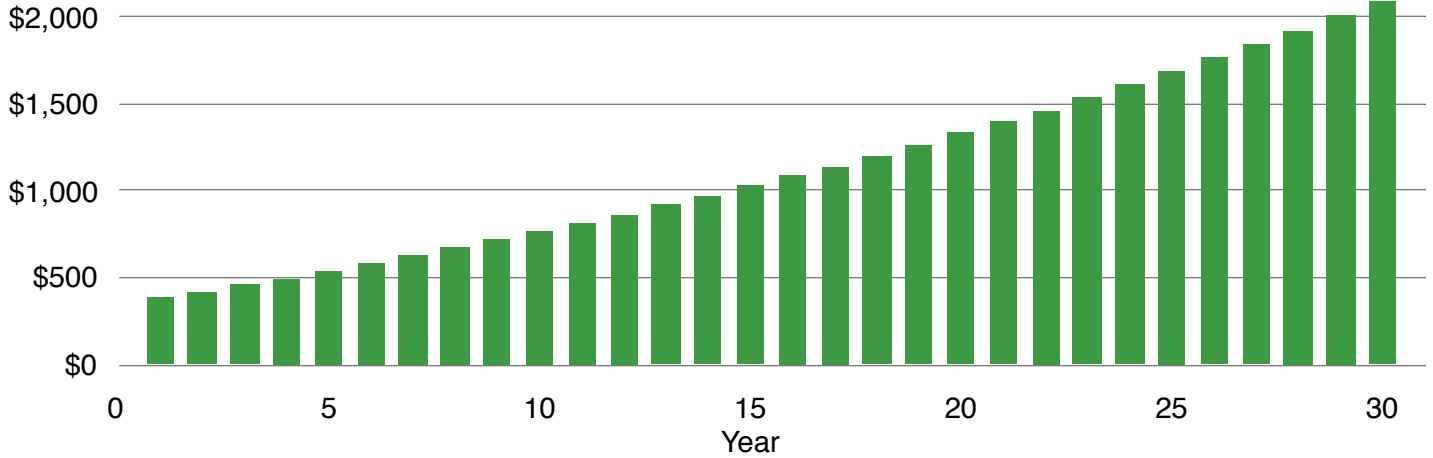
Landon Whitt

405-242-4004

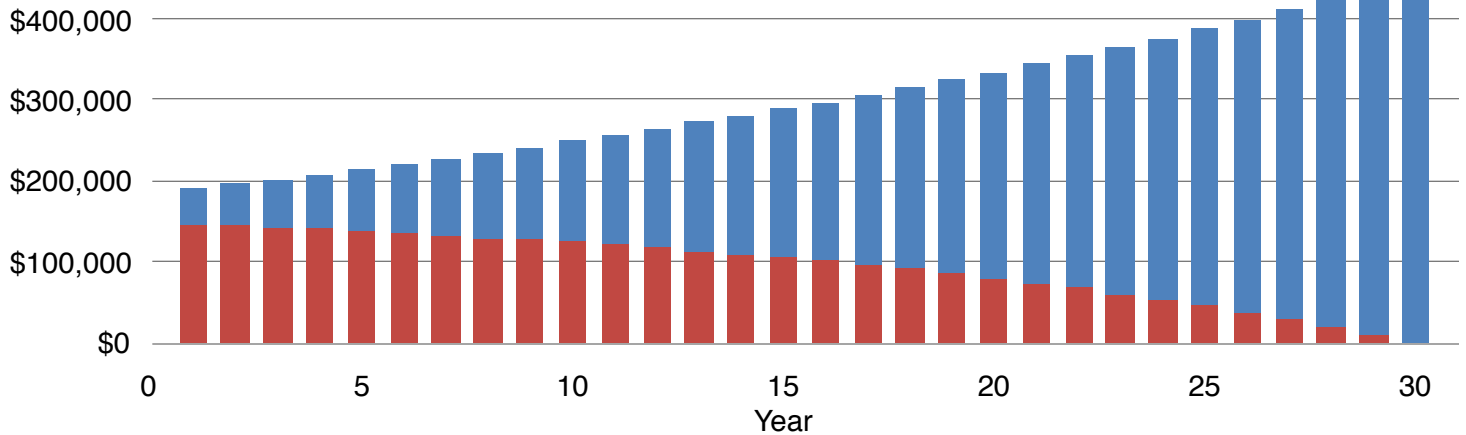
landon@okcreal.com

<https://www.okcrealestateshow.com/>

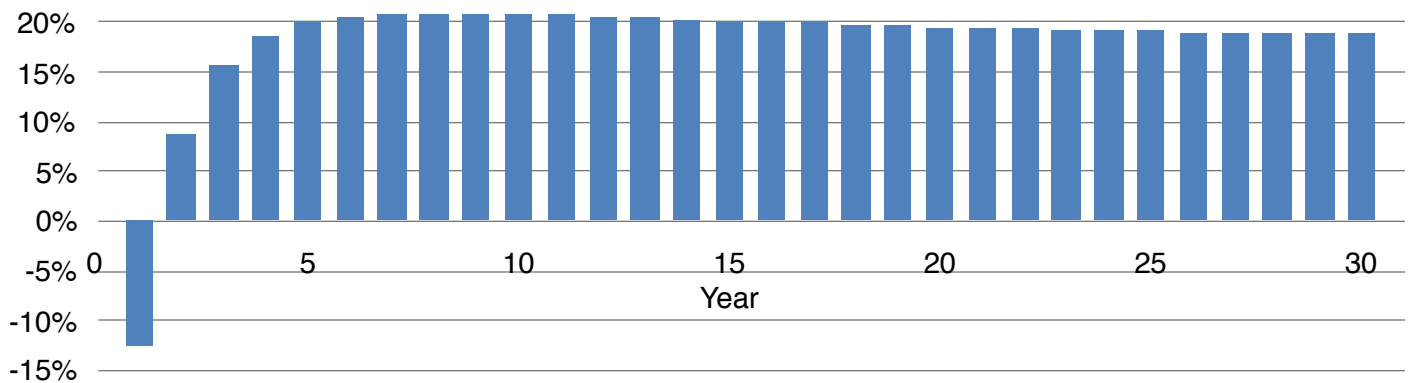
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>

Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Unit A 3 Bed, 1 Bath	1,411.5	1	\$985 Per Month
Unit B 2 Bed, 1 Bath	1,411.5	1	\$775 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			2,823 Square Feet
Total Rent (Sum of Units)			\$1,760 Per Month, \$21,120 Per Year

Photos

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>



Photos

Great Duplex Close to Lake Hefner

Oklahoma City, OK 73132



Landon Whitt

405-242-4004

landon@okcreal.com

<https://www.okcrealestateshow.com/>

