



2 Unit Duplex, new carpet & fresh paint.

Oklahoma City, OK 73159

Presented by:

Landon Whitt

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Listed by Holly King with Kevo Realtors



Overview

2 Unit Duplex, new carpet & fresh paint.

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Purchase Info

| | |
|-----------------------|-----------|
| Square Feet (2 Units) | 2,430 |
| Purchase Price | \$210,000 |
| Initial Cash Invested | \$46,200 |

Income Analysis

Monthly

Annual

| | | |
|----------------------|---------|----------|
| Net Operating Income | \$1,530 | \$18,354 |
| Cash Flow | \$522 | \$6,267 |

Financial Metrics

| | |
|-----------------------------------|-----------|
| Cap Rate (Purchase Price) | 8.7% |
| Cash on Cash Return (Year 1) | 13.6% |
| Internal Rate of Return (Year 10) | 22.8% |
| Sale Price (Year 10) | \$282,222 |



*CASH, CONVENTIONAL, SELL FHA OR VA

INVESTORS OPPURTUNITY! HIGHLY MOTIVATED SELLERS! 2 Unit Duplex, new carpet & fresh paint in 1 unit. 2 bedrooms and 2 full bath in both units. 4 car garage. Appliances stay with the property. One unit is currently rented and the other is move in ready for a new tenant! Floor plans are the same. These units rent easily and may support up to \$1200/month per unit. Wonderful opportunity for an investment as all offers will be considered. Please do not disturb tenant. Shown by appt.!

Purchase Analysis

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| Purchase Info | |
|--------------------------------|-----------------|
| Purchase Price | \$210,000 |
| - First Mortgage | -\$168,000 |
| - Second Mortgage | -\$0 |
| = Downpayment | \$42,000 |
| + Buying Costs | \$4,200 |
| + Initial Improvements | \$0 |
| = Initial Cash Invested | \$46,200 |
| Square Feet (2 Units) | 2,430 |
| Cost per Square Foot | \$86 |
| Monthly Rent per Square Foot | \$0.86 |
| Cost per Unit | \$105,000 |
| Average Monthly Rent per Unit | \$1,050 |

| Mortgages | First | Second |
|---------------------|-------------------|---------------|
| Loan-To-Cost Ratio | 80% | 0% |
| Loan-To-Value Ratio | 80% | 0% |
| Loan Amount | \$168,000 | \$0 |
| Loan Type | Amortizing | |
| Term | 30 Years | |
| Interest Rate | 6% | |
| Payment | \$1,007.24 | \$0.00 |

| Financial Metrics (Year 1) | |
|------------------------------|--------------|
| Annual Gross Rent Multiplier | 8.3 |
| Operating Expense Ratio | 20.8% |
| Debt Coverage Ratio | 1.52 |
| Cap Rate (Purchase Price) | 8.7% |
| Cash on Cash Return | 13.6% |

| 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 | \$14,700 |

| Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross Rent | \$2,100 | \$25,200 |
| Vacancy Loss | -\$168 | -\$2,016 |
| Operating Income | \$1,932 | \$23,184 |

| Expenses (% of Income) | Monthly | Annual |
|---------------------------------|---------------|-----------------|
| Cleaning & Maintenance (7%) | -\$140 | -\$1,680 |
| Insurance (5%) | -\$88 | -\$1,050 |
| Taxes (9%) | -\$175 | -\$2,100 |
| Operating Expenses (21%) | -\$402 | -\$4,830 |

| Net Performance | Monthly | Annual |
|-----------------------------|----------------|-----------------|
| Net Operating Income | \$1,530 | \$18,354 |
| - Mortgage Payments | -\$1,007 | -\$12,087 |
| - Year 1 Improvements | -\$0 | -\$0 |
| = Cash Flow | \$522 | \$6,267 |

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 | \$25,200 | \$25,956 | \$26,735 | \$28,363 | \$32,880 | \$44,188 | \$59,385 |
| Vacancy Loss | -\$2,016 | -\$2,076 | -\$2,139 | -\$2,269 | -\$2,630 | -\$3,535 | -\$4,751 |
| Operating Income | \$23,184 | \$23,880 | \$24,596 | \$26,094 | \$30,250 | \$40,653 | \$54,635 |

| Expenses | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Cleaning & Maintenance | -\$1,680 | -\$1,730 | -\$1,782 | -\$1,891 | -\$2,192 | -\$2,946 | -\$3,959 |
| Insurance | -\$1,050 | -\$1,082 | -\$1,114 | -\$1,182 | -\$1,370 | -\$1,841 | -\$2,474 |
| Taxes | -\$2,100 | -\$2,163 | -\$2,228 | -\$2,364 | -\$2,740 | -\$3,682 | -\$4,949 |
| Operating Expenses | -\$4,830 | -\$4,975 | -\$5,124 | -\$5,436 | -\$6,302 | -\$8,469 | -\$11,382 |

| Income Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Net Operating Income | \$18,354 | \$18,905 | \$19,472 | \$20,658 | \$23,948 | \$32,184 | \$43,252 |
| - Mortgage Payments | -\$12,087 | -\$12,087 | -\$12,087 | -\$12,087 | -\$12,087 | -\$12,087 | -\$12,087 |
| - Improvements | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 | -\$0 |
| = Cash Flow | \$6,267 | \$6,818 | \$7,385 | \$8,571 | \$11,861 | \$20,097 | \$31,166 |
| Cap Rate (Purchase Price) | 8.7% | 9.0% | 9.3% | 9.8% | 11.4% | 15.3% | 20.6% |
| Cap Rate (Market Value) | 8.5% | 8.5% | 8.5% | 8.5% | 8.5% | 8.5% | 8.5% |
| Cash on Cash Return | 13.6% | 14.8% | 16.0% | 18.6% | 25.7% | 43.5% | 67.5% |
| Return on Equity | 12.4% | 11.5% | 10.9% | 9.8% | 8.4% | 7.0% | 6.1% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|-------------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| Market Value | \$216,300 | \$222,789 | \$229,473 | \$243,448 | \$282,222 | \$379,283 | \$509,725 |
| - Loan Balance | -\$165,937 | -\$163,747 | -\$161,421 | -\$156,332 | -\$140,593 | -\$90,728 | -\$5 |
| = Equity | \$50,363 | \$59,042 | \$68,051 | \$87,116 | \$141,630 | \$288,555 | \$509,720 |
| Loan-to-Value Ratio | 76.7% | 73.5% | 70.3% | 64.2% | 49.8% | 23.9% | 0.0% |
| Potential Cash-Out Refi | -\$14,527 | -\$7,794 | -\$791 | \$14,082 | \$56,963 | \$174,770 | \$356,803 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| Equity | \$50,363 | \$59,042 | \$68,051 | \$87,116 | \$141,630 | \$288,555 | \$509,720 |
| - Selling Costs | -\$15,141 | -\$15,595 | -\$16,063 | -\$17,041 | -\$19,756 | -\$26,550 | -\$35,681 |
| = Proceeds After Sale | \$35,222 | \$43,447 | \$51,988 | \$70,075 | \$121,874 | \$262,005 | \$474,040 |
| + Cumulative Cash Flow | \$6,267 | \$13,085 | \$20,470 | \$37,009 | \$89,539 | \$251,441 | \$510,593 |
| - Initial Cash Invested | -\$46,200 | -\$46,200 | -\$46,200 | -\$46,200 | -\$46,200 | -\$46,200 | -\$46,200 |
| = Net Profit | -\$4,711 | \$10,332 | \$26,258 | \$60,884 | \$165,213 | \$467,247 | \$938,433 |
| Internal Rate of Return | -10.2% | 11.3% | 18.1% | 22.2% | 22.8% | 21.4% | 20.7% |
| Return on Investment | -10% | 22% | 57% | 132% | 358% | 1,011% | 2,031% |

Graphs

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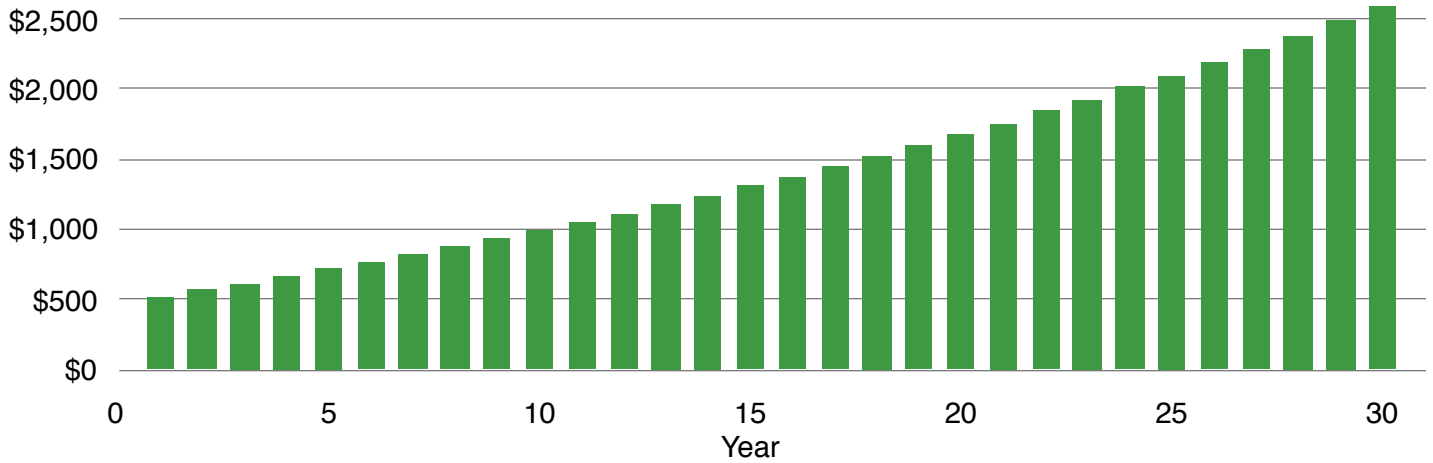
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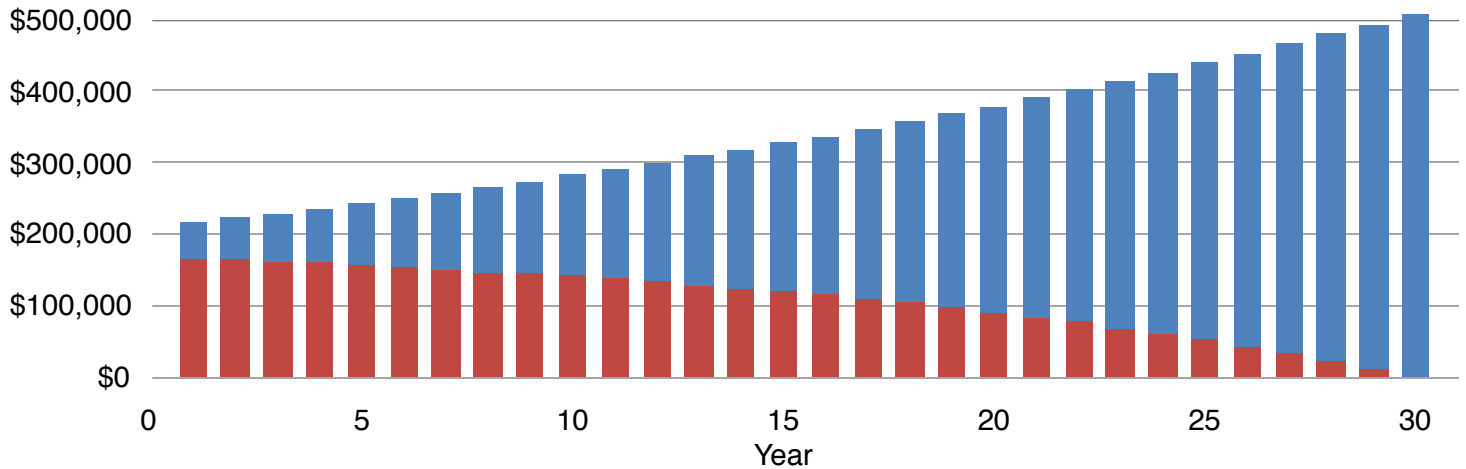
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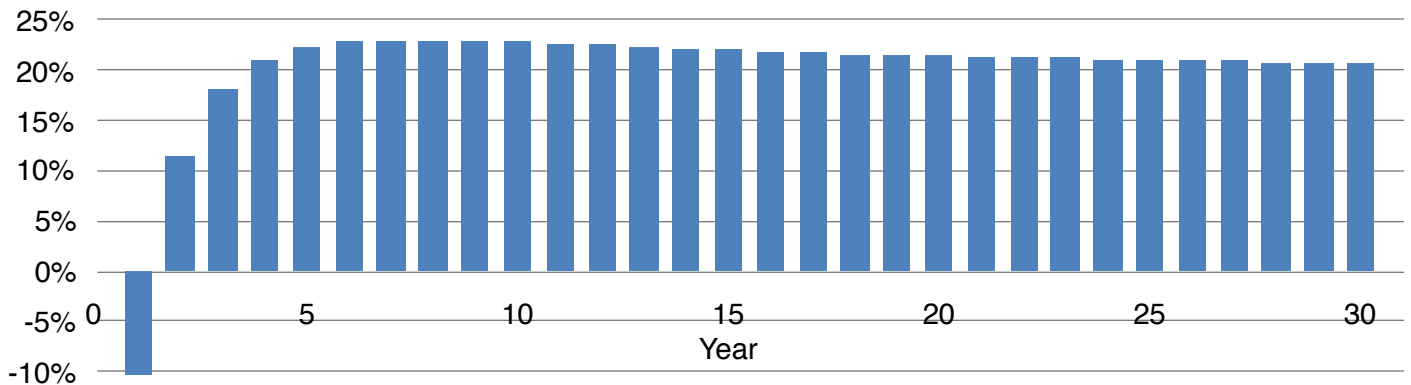
Monthly Cash Flow



■ 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 | 1,215 | 1 | \$1,050 Per Month |
| Unit B | 1,215 | 1 | \$1,050 Per Month |
| Totals for Year 1 | | | |
| Total Number of Units | | | 2 |
| Total Area (Sum of Units) | | | 2,430 Square Feet |
| Total Rent (Sum of Units) | | | \$2,100 Per Month, \$25,200 Per Year |

Photos

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