



Updated Single Family Home

Del City, OK 73115

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 Darrell Johnson with eXp Realty



Overview

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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

Purchase Info

Square Feet	1,400
Purchase Price	\$90,000
Initial Cash Invested	\$19,800

Income Analysis

Monthly

Annual

Net Operating Income	\$748	\$8,970
Cash Flow	\$316	\$3,790

Financial Metrics

Cap Rate (Purchase Price)	10.0%
Cash on Cash Return (Year 1)	19.1%
Internal Rate of Return (Year 10)	27.4%
Sale Price (Year 10)	\$120,952



Nice home with updates located in Del City and within the Midwest City/Del City School District. This home has three bedrooms with a fourth bedroom added from a garage conversion which gives you 1,400 square feet (MOL) of living area. Beautiful tile floors throughout home. Home is just a few minutes from Tinker Air Force Base and Will Rodgers World Airport along with close access to I-40, I-240, and I-35 which makes this a very desirable location. Home is currently leased please do not disturb tenant. Buyer to verify square footage. Mineral rights reserved.

Purchase Analysis

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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

Purchase Info	
Purchase Price	\$90,000
- First Mortgage	-\$72,000
- Second Mortgage	-\$0
= Downpayment	\$18,000
+ Buying Costs	\$1,800
+ Initial Improvements	\$0
= Initial Cash Invested	\$19,800
Square Feet	1,400
Cost per Square Foot	\$64
Monthly Rent per Square Foot	\$0.71

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$72,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	6%	
Payment	\$431.68	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	7.5
Operating Expense Ratio	18.8%
Debt Coverage Ratio	1.73
Cap Rate (Purchase Price)	10.0%
Cash on Cash Return	19.1%

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	\$6,300

Income	Monthly	Annual
Gross Rent	\$1,000	\$12,000
Vacancy Loss	-\$80	-\$960
Operating Income	\$920	\$11,040

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (7%)	-\$60	-\$720
Insurance (4%)	-\$38	-\$450
Taxes (8%)	-\$75	-\$900
Operating Expenses (19%)	-\$172	-\$2,070

Net Performance	Monthly	Annual
Net Operating Income	\$748	\$8,970
- Mortgage Payments	-\$432	-\$5,180
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$316	\$3,790

Buy and Hold Projection

Updated Single Family Home

Del City, OK 73115



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	\$12,000	\$12,360	\$12,731	\$13,506	\$15,657	\$21,042	\$28,279
Vacancy Loss	-\$960	-\$989	-\$1,018	-\$1,080	-\$1,253	-\$1,683	-\$2,262
Operating Income	\$11,040	\$11,371	\$11,712	\$12,426	\$14,405	\$19,359	\$26,016

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$720	-\$742	-\$764	-\$810	-\$939	-\$1,263	-\$1,697
Insurance	-\$450	-\$464	-\$477	-\$506	-\$587	-\$789	-\$1,060
Taxes	-\$900	-\$927	-\$955	-\$1,013	-\$1,174	-\$1,578	-\$2,121
Operating Expenses	-\$2,070	-\$2,132	-\$2,196	-\$2,330	-\$2,701	-\$3,630	-\$4,878

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$8,970	\$9,239	\$9,516	\$10,096	\$11,704	\$15,729	\$21,138
- Mortgage Payments	-\$5,180	-\$5,180	-\$5,180	-\$5,180	-\$5,180	-\$5,180	-\$5,177
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$3,790	\$4,059	\$4,336	\$4,916	\$6,524	\$10,549	\$15,962
Cap Rate (Purchase Price)	10.0%	10.3%	10.6%	11.2%	13.0%	17.5%	23.5%
Cap Rate (Market Value)	9.7%	9.7%	9.7%	9.7%	9.7%	9.7%	9.7%
Cash on Cash Return	19.1%	20.5%	21.9%	24.8%	32.9%	53.3%	80.6%
Return on Equity	17.6%	16.0%	14.9%	13.2%	10.7%	8.5%	7.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$92,700	\$95,481	\$98,345	\$104,335	\$120,952	\$162,550	\$218,454
- Loan Balance	-\$71,116	-\$70,177	-\$69,180	-\$66,999	-\$60,253	-\$38,881	-\$0
= Equity	\$21,584	\$25,304	\$29,165	\$37,336	\$60,699	\$123,669	\$218,454
Loan-to-Value Ratio	76.7%	73.5%	70.3%	64.2%	49.8%	23.9%	0.0%
Potential Cash-Out Refi	-\$6,226	-\$3,340	-\$339	\$6,035	\$24,414	\$74,904	\$152,918

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$21,584	\$25,304	\$29,165	\$37,336	\$60,699	\$123,669	\$218,454
- Selling Costs	-\$6,489	-\$6,684	-\$6,884	-\$7,303	-\$8,467	-\$11,379	-\$15,292
= Proceeds After Sale	\$15,095	\$18,620	\$22,281	\$30,032	\$52,233	\$112,290	\$203,162
+ Cumulative Cash Flow	\$3,790	\$7,849	\$12,185	\$21,722	\$51,029	\$137,424	\$271,350
- Initial Cash Invested	-\$19,800	-\$19,800	-\$19,800	-\$19,800	-\$19,800	-\$19,800	-\$19,800
= Net Profit	-\$915	\$6,669	\$14,666	\$31,954	\$83,462	\$229,915	\$454,712
Internal Rate of Return	-4.6%	17.0%	23.6%	27.3%	27.4%	25.9%	25.4%
Return on Investment	-5%	34%	74%	161%	422%	1,161%	2,297%

Graphs

Updated Single Family Home

Del City, OK 73115



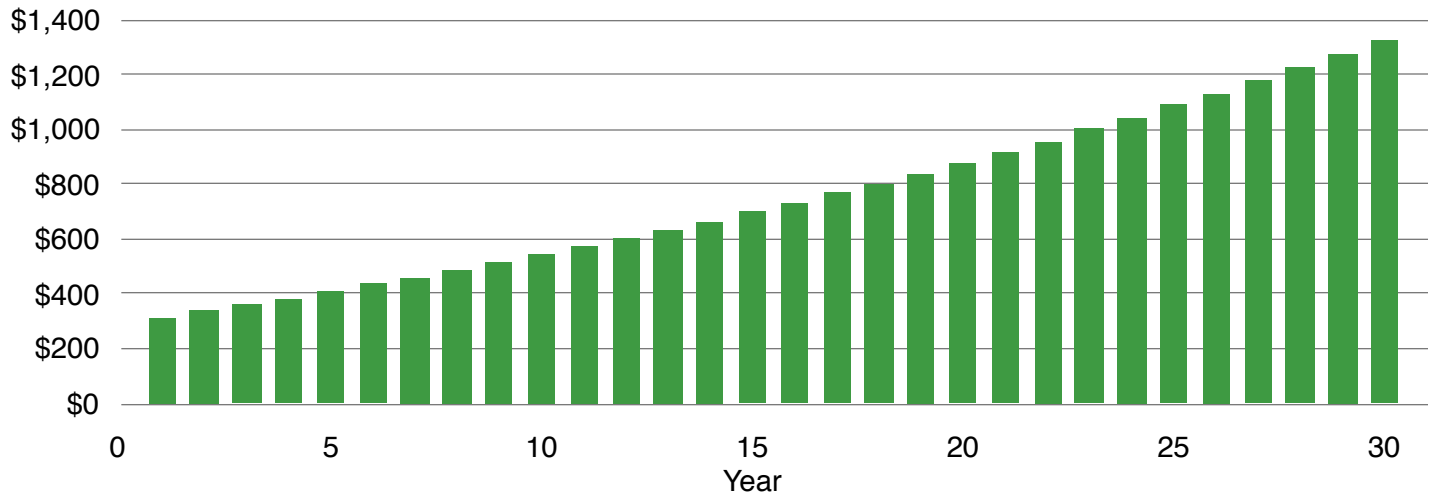
Landon Whitt

405-242-4004

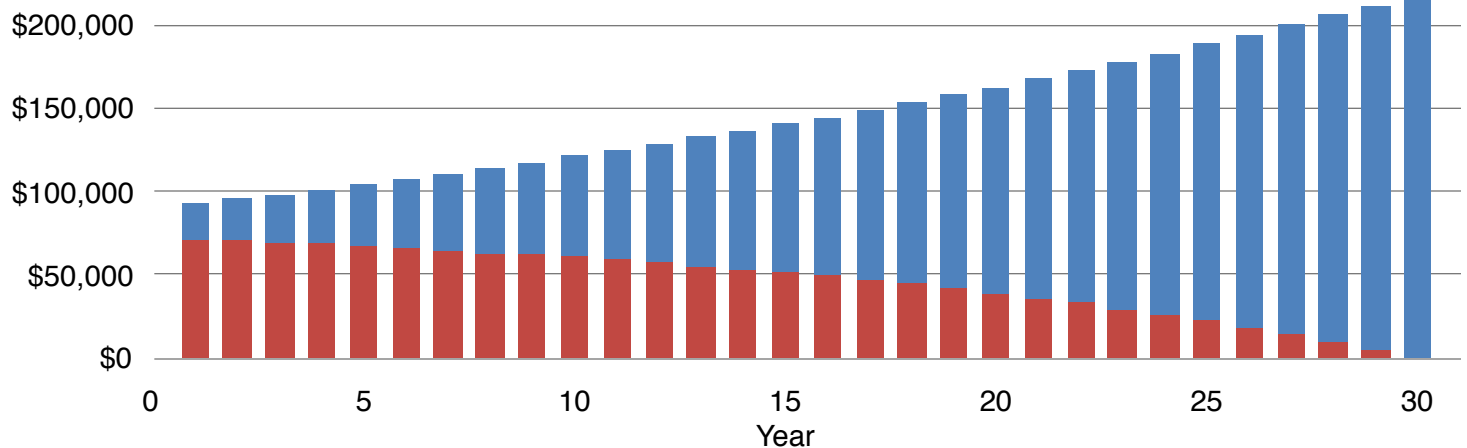
landon@okcreal.com

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

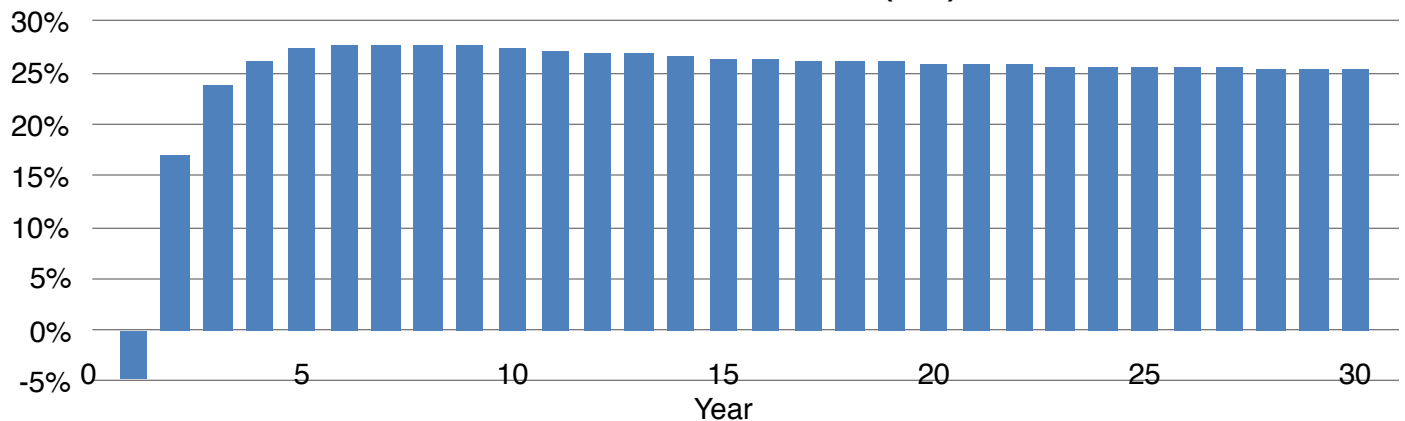
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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



Photos

Updated Single Family Home

Del City, OK 73115



Landon Whitt

405-242-4004

landon@okcreal.com

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

