



## 2320 S Main

### Investment Property - Buy & Hold

2320 S Main St, Grove, OK 74344  
Multi-Family · 16 Units · 0 Sq.Ft.

4-plex and 12 unit RV

**\$ 459,900 Purchase Price · \$ 459,900 ARV**  
**\$ 102,328 Cash Needed · \$ 1,780/mo Cash Flow · 11.4% Cap Rate · 20.9% COC**



## Property Description

### ADDRESS

2320 S Main St  
Grove, OK 74344

### DESCRIPTION

Property Type: Multi-Family  
Year Built: 1981  
Parking: Off-Street  
Lot Size: 43,560 sq.ft.  
Zoning: Comm/Res

### UNIT INFORMATION

Total Units/Spaces: 16  
Total Square Footage: 0

### UNITS & RENT ROLL

#### 2 Units - Residential

1 Beds / 1 Baths / 0 Sq.Ft.

Gross Rent: \$ 250 Per Week

#### 2 Units - Residential

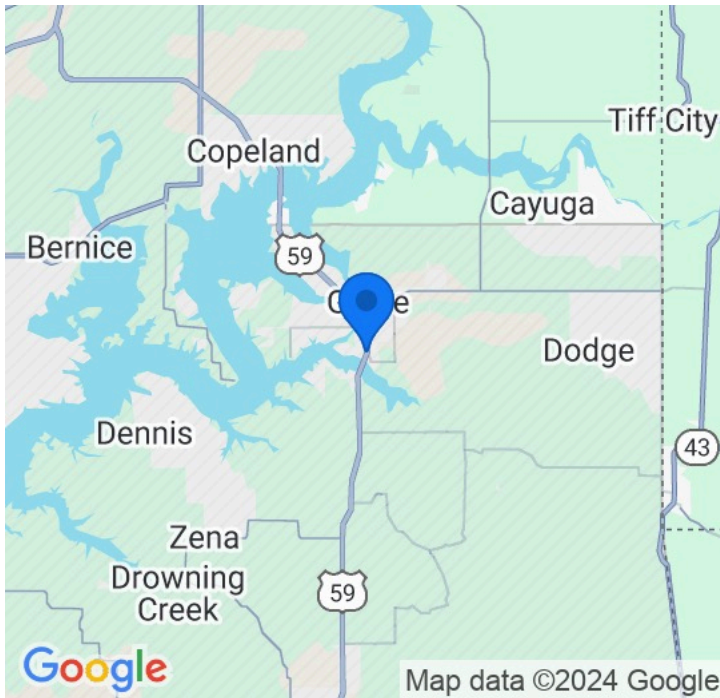
Studio / 1 Baths / 0 Sq.Ft.

Gross Rent: \$ 220 Per Week

#### 12 Spaces - Other (Rv)

0 Sq.Ft.

Gross Rent: \$ 450 Per Month



## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 459,900
Amount Financed:	-	\$ 367,920
Down Payment:	=	\$ 91,980
Purchase Costs:	+	\$ 10,348
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 102,328
After Repair Value:		\$ 459,900
ARV Per Square Foot:		\$ 0
Price Per Square Foot:		\$ 0
Price Per Unit:		\$ 28,744

### FINANCING (PURCHASE)

Loan Type:	Amortizing, 25 Year
Interest Rate:	7%
Financing Of:	Price (80%)
Loan Amount:	\$ 367,920
LTC / LTV:	80% / 80%
Loan Payment:	\$ 2,600 Per Month \$ 31,205 Per Year

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	11.4% / 11.4%
Cash on Cash Return:	20.9%
Return on Equity:	18.8%
Return on Investment:	8.7%
Internal Rate of Return:	8.7%
Rent to Value:	2.1%
Gross Rent Multiplier:	4.04
Equity Multiple:	1.09
Break Even Ratio:	76.2%
Debt Coverage Ratio:	1.68
Debt Yield:	14.3%

### ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	10%
Vacancy Rate:	5%
Appreciation:	3.5% Per Year
Income Increase:	3.5% Per Year
Expense Increase:	1.5% Per Year
Selling Costs:	5% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 0

### PURCHASE COSTS

Total (2.25% of Price):	\$ 10,348
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### REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (10%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

	Monthly	Yearly
<b>CASH FLOW Gross Rent:</b>		
Vacancy (5%):	\$ 9,484	\$ 113,808
Other Income: <b>Operating</b>	-	\$ 5,690
<b>Income:</b>	+	\$ 0
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Operating Expenses (51.4%):	=	\$ 9,010
<b>Net Operating Income:</b>	-	\$ 4,630
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Loan Payments:	=	\$ 4,380
<b>Cash Flow:</b>	-	\$ 2,600
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Cash Flow Per Unit:	=	\$ 1,780
		\$ 111
		\$ 1,335

	Monthly	Yearly
<b>OTHER INCOME</b>		
Total:	\$ 0	\$ 0

	Monthly	Yearly
<b>OPERATING EXPENSES</b>		
Property Taxes:	\$ 167	\$ 2,000
Insurance:	\$ 208	\$ 2,500
Property Management:	\$ 721	\$ 8,649
Maintenance:	\$ 474	\$ 5,690
Capital Expenditures:	\$ 285	\$ 3,414
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 2,775	\$ 33,300
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
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<b>Total:</b>	<b>\$ 4,630</b>	<b>\$ 55,553</b>

## Buy & Hold Projections

	APPRECIATION 3.5% Per Year	INCOME INCREASE 3.5% Per Year	EXPENSE INCREASES 1.5% Per Year	SELLING COSTS 5% of Price		
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
<b>RENTAL INCOME</b>						
Gross Rent:	\$ 113,808	\$ 121,914	\$ 130,597	\$ 155,109	\$ 218,796	\$ 308,633
Vacancy:	-\$ 5,690	-\$ 6,096	-\$ 6,530	-\$ 7,755	-\$ 10,940	-\$ 15,432
Vacancy Rate:	5%	5%	5%	5%	5%	5%
Other Income:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
<b>Operating Income:</b>	<b>=\$ 108,118</b>	<b>=\$ 115,818</b>	<b>=\$ 124,067</b>	<b>=\$ 147,354</b>	<b>=\$ 207,856</b>	<b>=\$ 293,201</b>
Income Increase:	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
<b>OPERATING EXPENSES</b>						
Property Taxes:	\$ 2,000	\$ 2,060	\$ 2,123	\$ 2,287	\$ 2,654	\$ 3,080
Insurance:	+\$ 2,500	+\$ 2,576	+\$ 2,653	+\$ 2,858	+\$ 3,317	+\$ 3,850
Property Management:	+\$ 8,649	+\$ 9,265	+\$ 9,925	+\$ 11,788	+\$ 16,628	+\$ 23,456
Maintenance:	+\$ 5,690	+\$ 6,096	+\$ 6,530	+\$ 7,755	+\$ 10,940	+\$ 15,432
Capital Expenditures:	+\$ 3,414	+\$ 3,657	+\$ 3,918	+\$ 4,653	+\$ 6,564	+\$ 9,259
HOA Fees:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Utilities:	+\$ 33,300	+\$ 34,306	+\$ 35,343	+\$ 38,075	+\$ 44,187	+\$ 51,281
Landscaping:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Accounting & Legal Fees:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
<b>Operating Expenses:</b>	<b>=\$ 55,553</b>	<b>=\$ 57,960</b>	<b>=\$ 60,492</b>	<b>=\$ 67,416</b>	<b>=\$ 84,290</b>	<b>=\$ 106,358</b>
Expense Increase:	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
<b>CASH FLOW</b>						
Operating Income:	\$ 108,118	\$ 115,818	\$ 124,067	\$ 147,354	\$ 207,856	\$ 293,201
Operating Expenses:	-\$ 55,553	-\$ 57,960	-\$ 60,492	-\$ 67,416	-\$ 84,290	-\$ 106,358
Expense Ratio:	51.4%	50%	48.8%	45.8%	40.6%	36.3%
<b>Net Operating Income:</b>	<b>=\$ 52,565</b>	<b>=\$ 57,858</b>	<b>=\$ 63,575</b>	<b>=\$ 79,938</b>	<b>=\$ 123,566</b>	<b>=\$ 186,843</b>
Loan Payments:	-\$ 31,205	-\$ 31,205	-\$ 31,205	-\$ 31,205	-\$ 31,205	-\$ 0
<b>Cash Flow:</b>	<b>=\$ 21,360</b>	<b>=\$ 26,653</b>	<b>=\$ 32,370</b>	<b>=\$ 48,733</b>	<b>=\$ 92,361</b>	<b>=\$ 186,843</b>
Cash Flow Per Unit:	\$ 1,335	\$ 1,666	\$ 2,023	\$ 3,046	\$ 5,773	\$ 11,678
<b>TAX BENEFITS &amp; DEDUCTIONS</b>						
Operating Expenses:	\$ 55,553	\$ 57,960	\$ 60,492	\$ 67,416	\$ 84,290	\$ 106,358
Loan Interest:	+\$ 25,576	+\$ 24,733	23,763	20,656	10,005	+\$ 0
Depreciation:	+\$ 17,100	+\$ 17,100	17,100	17,100	17,100	=\$ 106,358
<b>Total Deductions:</b>	<b>=\$ 98,229</b>	<b>=\$ 99,793</b>	<b>=\$ 101,355</b>	<b>=\$ 105,172</b>	<b>=\$ 111,395</b>	

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
<b>EQUITY ACCUMULATION</b>						
Property Value:	\$ 475,996	\$ 509,899	\$ 546,217	\$ 648,734	\$ 915,104	\$ 1,290,844
Appreciation:	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Loan Balance:	-\$ 362,292	-\$ 349,784	-\$ 335,404	-\$ 289,308	-\$ 131,324	-\$ 0
LTV Ratio:	76.1%	68.6%	61.4%	44.6%	14.4%	-
<b>Total Equity:</b>	<b>=\$ 113,704</b>	<b>=\$ 160,115</b>	<b>=\$ 210,813</b>	<b>=\$ 359,426</b>	<b>=\$ 783,780</b>	<b>=\$ 1,290,844</b>

**SALE ANALYSIS**

Equity:	\$ 113,704	\$ 160,115	\$ 210,813	\$ 359,426	\$ 783,780	\$ 1,290,844
Selling Costs (5%):	-\$ 23,800	-\$ 25,495	-\$ 27,311	-\$ 32,437	-\$ 45,755	-\$ 64,542
<b>Sale Proceeds:</b>	<b>=\$ 89,905</b>	<b>=\$ 134,620</b>	<b>=\$ 183,502</b>	<b>=\$ 326,989</b>	<b>=\$ 738,024</b>	<b>=\$ 1,226,302</b>
Cumulative Cash Flow:	+\$ 21,360	+\$ 71,966	+\$ 133,793	+\$ 343,480	+\$ 1,057,280	+\$ 2,465,723
Total Cash Invested:	-\$ 102,328	-\$ 102,328	-\$ 102,328	-\$ 102,328	-\$ 102,328	-\$ 102,328
<b>Total Profit:</b>	<b>=\$ 8,937</b>	<b>=\$ 104,258</b>	<b>=\$ 214,967</b>	<b>=\$ 568,141</b>	<b>=\$ 1,692,976</b>	<b>=\$ 3,589,697</b>

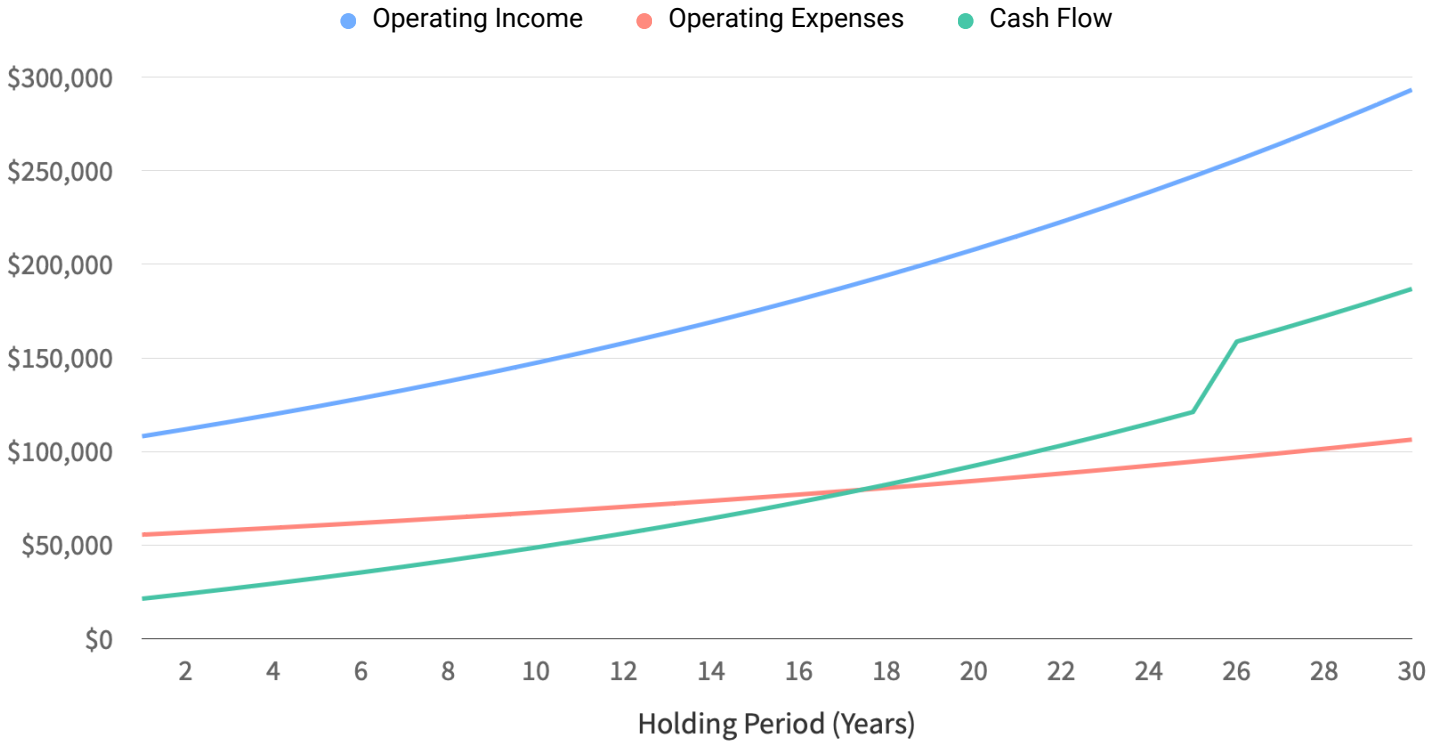
**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	11.4%	12.6%	13.8%	17.4%	26.9%	40.6%
Cap Rate (Market Value):	11%	11.3%	11.6%	12.3%	13.5%	14.5%
Cash on Cash Return:	20.9%	26%	31.6%	47.6%	90.3%	182.6%
Return on Equity:	18.8%	16.6%	15.4%	13.6%	11.8%	14.5%
Return on Investment:	8.7%	101.9%	210.1%	555.2%	1,654.5%	3,508%
Internal Rate of Return:	8.7%	30.8%	33%	32.2%	30.8%	30.5%

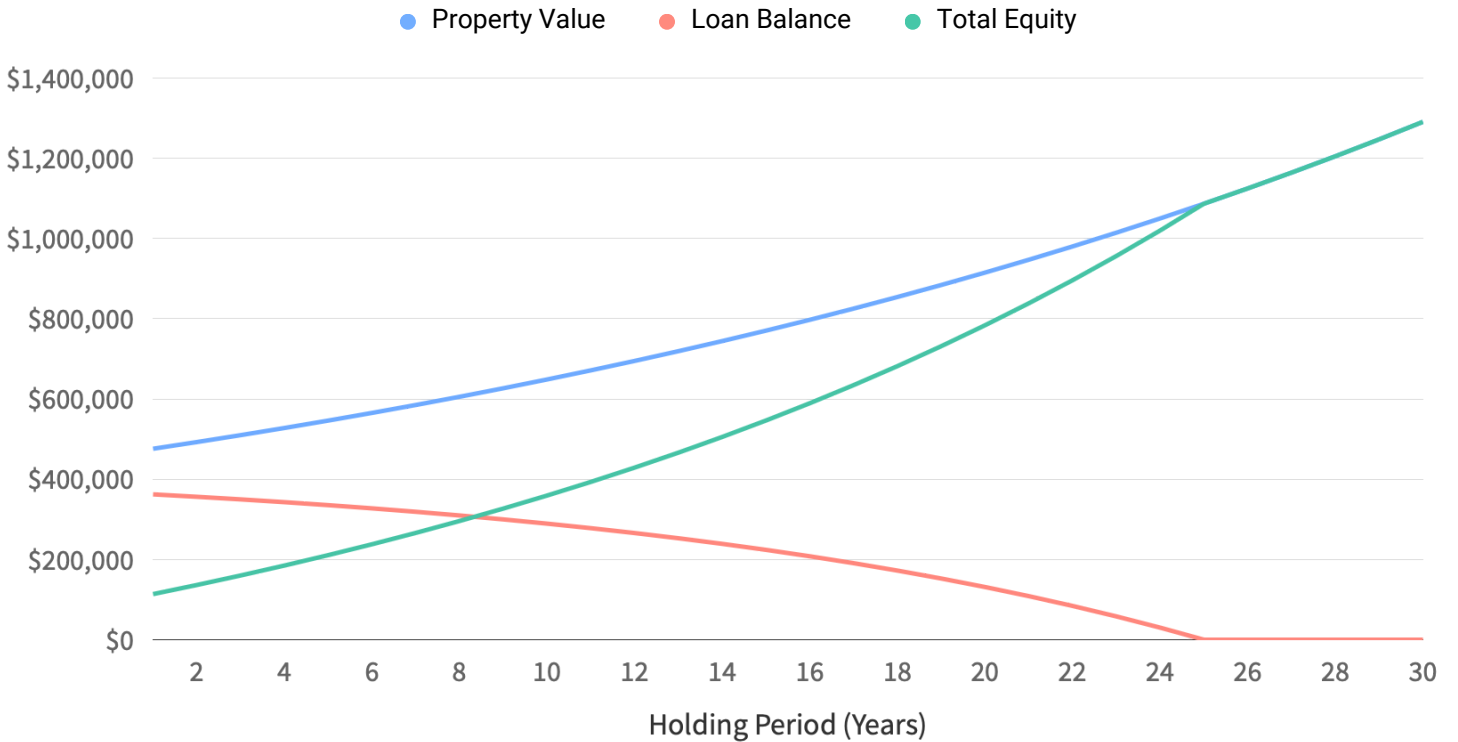
**FINANCIAL RATIOS**

Rent to Value:	2%	2%	2%	2%	2%	2%
Gross Rent Multiplier:	4.18	4.18	4.18	4.18	4.18	4.18
Equity Multiple:	1.09	2.02	3.1	6.55	17.54	36.08
Break Even Ratio:	76.2%	73.1%	70.2%	63.6%	52.8%	34.5%
Debt Coverage Ratio:	1.68	1.85	2.04	2.56	3.96	-
Debt Yield:	14.5%	16.5%	19%	27.6%	94.1%	-

### Cash Flow Over Time



### Equity Over Time



## Property Photos





## Additional Information

- Utilities paid by landlord. Utility expenses include: Water/sewer, Electric, Internet, Cable TV, Trash, Pest control. All units have city water city/sewer.
- There are a total of 18 RV hookups (Electric, water, sewer, cable) but a max of 12 will fit with current layout. Additional property is available as the two lakefront homes (great LTR and STR potential) and the adjacent 60x144 commercial building and lot are also for sale.

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