

Salt Real Estate

Apartment Investment Analysis

Walnut Apts

Listed \$999,000

200 NE 14th

per unit \$71,357

per ft. \$110.12

| Units | ave rent | total sq.ft. | Current Rent Rates | | potential rent | |
|--|----------|-------------------------|---------------------|--------------------|----------------|---------------------|
| | | | monthly | annual | monthly | annual |
| 6 1bed/1bath | \$ 719 | 9072 | 4,314 | \$ 51,768 | 795 | \$ 57,240 |
| 8 2bed/1bath | \$ 830 | 9072 | 6,640 | \$ 79,680 | 895 | \$ 85,920 |
| 14 | | 9,072 | 10,954 | 131,448 | | 143,160 |
| | | vacancy | actuals | n/a | 5% | \$ (7,158) |
| Annualized Income | | | 2025 Yr End | 111,075 | | 136,002 |
| Annual Expenses | | | ACTUALS 2025 | | Annual | |
| Utilities water/trash/house meter | | | 905.5 | 10,866 | | 10,866 |
| Elect | | | tenants | | | |
| Maintenance | | | | 15,451 | | 15,451 |
| Property Tax | | | 2025 | 3,449 | | 3,449 |
| Insurance | | | | 10,038 | | 10,038 |
| Total Expenses | | 2,843 | 36% | 39,804 | 2,843 | 39,804 |
| | | per unit | | | per unit | |
| Net Income after Expenses | | | | 71,271 | | 96,198 |
| | | purchase price | | | | |
| CAP Rate (net income divided purchase price) | | | \$999,000 | 7.1% return | | 9.6% return |
| Typical Commercial Financing Estimate | | | | | | |
| Purchase Price | | | | 999,000 | | 999,000 |
| 25% Down Payment | | | | 249,750 | | 249,750 |
| Amount Financed | | | | 749,250 | | 749,250 |
| Monthly Payment (P&I) | | | Monthly | 4,736 | Monthly | 4,736 |
| Less Debt Service | 749,250 | rate term | Annually | 56,829 | Annually | 56,829 |
| | | 6.5% x 30 yrs / 5yr arm | | | | |
| Net Income after Expenses and Debt Service | | | | 14,442 | | 39,369 |
| Cash on Cash (net income incl. debt divided by down pymt) | | | | 5.8% return | | 15.8% return |

Contact: Robert Williams

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Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. Salt Real Estate nor Robert Williams can warrant or guarantee the accuracy and/or the overall performance of the property. Actual performance may vary based upon their ability to obtain financing and their method and success of operation after purchase.

