Pro Forma - 5835 S Pennsylvania Ave, Oklahoma City, OK

Investment Performance Summary

- IRR (After-Debt): 1.2%
- Equity Multiple: 1.07x
- Stabilized Cap Rate: ~10.5%
- Market Rent Modeled: $12/SF/year
- Occupancy Assumed: 95%
- Rent Growth: 2% Annually
- Upfront Rehab Cost (CapEx): $100,000
- Holding Period: 10 Years

10-Year Cash Flow Pro Forma

Year	Gross Rent	Vacancy Loss	Effective Gross Income	Operating Expenses	NOI	Cash Flow (Before Debt)	Cash Flow (After Debt)
1.00	63,228.00	3,161.40	60,066.60	18,283.43	41,783.17	41,783.17	17,475.71
2.00	64,492.56	3,224.63	61,267.93	18,649.10	42,618.83	42,618.83	18,311.38
3.00	65,782.41	3,289.12	62,493.29	19,022.08	43,471.21	43,471.21	19,163.75
4.00	67,098.06	3,354.90	63,743.16	19,402.52	44,340.63	44,340.63	20,033.18
5.00	68,440.02	3,422.00	65,018.02	19,790.57	45,227.45	45,227.45	20,919.99
6.00	69,808.82	3,490.44	66,318.38	20,186.38	46,132.00	46,132.00	21,824.54
7.00	71,205.00	3,560.25	67,644.75	20,590.11	47,054.64	47,054.64	22,747.18
8.00	72,629.10	3,631.45	68,997.64	21,001.91	47,995.73	47,995.73	23,688.27
9.00	74,081.68	3,704.08	70,377.60	21,421.95	48,955.64	48,955.64	24,648.19
10.00	75,563.31	3,778.17	71,785.15	21,850.39	49,934.76	49,934.76	25,627.30

Cap Rate Valuation Scenarios (Market-Based)

Based on Year 1 Stabilized NOI and Exit Cap Rates of 7%, 8%, and 9%:

Cap Rate	Implied Value ($)	Spread to Asking Price ($400,000)	Upside (%)
7%	596,902.43	196,902.43	49.23
8%	522,289.62	122,289.62	30.57
9%	464,257.44	64,257.44	16.06