



Simply Do It Webinar July 2013 Oklahoma City

Part I - About Oklahoma City

Part II - The Process of Purchasing a Property

Part III - Single Family Homes 120-150k

Part IV - Multi Family Units up to 400k

Part VB – Q & A

DISCLAIMER and HOLD HARMLESS

The information in this presentation and the programs they present are for general informational purposes only. They do not provide legal, business, financial or personal advice related to individual situations and should not be relied on as such. The educators and presenters of the information and others involved have taken reasonable precautions in the preparation of the information and believe that what is presented is accurate as of the date it is written and presented. However, they do not guarantee or warrant that it is accurate, complete, up-to-date or will produce certain financial results. Further, they assume no responsibility for any errors or omissions and disclaim any liability resulting from the use or application of this information. All of it is general in nature and may not apply to particular factual or legal circumstances. Laws and procedures, particularly those relating to real estate, change from country to country, state to state and county to county, and are subject to differing interpretations. The information is not intended to substitute for obtaining legal advice from competent, independent legal counsel in the relevant jurisdiction. If you want legal advice, please consult a lawyer. The presentations are not intended to create and your use of the information presented does not constitute a business or lawyer-client relationship between you and the presenter, the authors of the information and others involved with the information. This information is not a substitute for sound business and legal judgment, and you should not act upon any of it without first confirming that it is appropriate for your situation.

Real Estate Investing Academy

SimplyDoItAcademy.com

Real Estate Investing Academy

Provided by Simply Do It

[HOME](#)

[MARKETS](#)

[FINANCING](#)

[TAXES](#)

[LEGAL](#)

[RESOURCES](#)

[FREE](#)

[P](#)

Courses

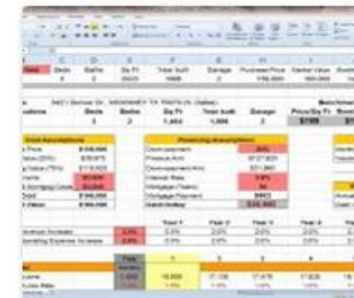


[Tax Liens Investing & Myths](#)

Presenter: Dani Beit-Or >>



[Important Questions You Should Be Asking Yourself Before Investing](#)



[Rental Properties Analysis Excel](#)

This is Excel file

UPCOMING MEETINGS

AUGUST

1 **Cashflow Portfolio Accelerating - Reach Your Passive Income Goal Faster**

Irvine, CA (Orange County) | Thu. Aug. 1st @ 7pm | [RSVP](#)

2 **Dallas Rentals Properties: An Open Discussion with Local Team**

WEBINAR | Wed. Aug 14 @ 6pm PST [9pm ET] | [RSVP](#)

3 **Important to Know Estate Planning Traps for the Unwary Investors**

Mt. View | Thu. Aug 8 @ 7pm | [RSVP](#)

SEPTEMBER

4 **Learn to Convert Your Liabilities Into Productive Real Assets**

Mt. View | Thu. Sep 12 @ 7pm | [RSVP](#)

Simply Do It Real Estate Investing

Investment Program A – Long-Term:

Buy-and-Hold Residential Rentals

Dallas, Atlanta & Oklahoma City

Investment Program B – Short-Term:

Residential Fix-and-Flips

Dallas & Atlanta



INVESTING STRATEGY SESSION

FREE

ONE-ON-ONE SESSION

(in-person | phone | Skype)

Register

http://bit.ly/intake_form

TO GET STARTED



Dani Beit-Or

dani@simplydoit.net

simplydoit.net

Properties: connectrei.com



Simply Do It Webinar July 2013 Oklahoma City

Part I - About Oklahoma City

Part II - The Process of Purchasing a Property

Part III - Single Family Homes 120-150k

Part IV - Multi Family Units up to 400k

Part VB – Q & A



OKC- A CINDERELLA STORY - A TRANSFORMATION THAT CONTINUES

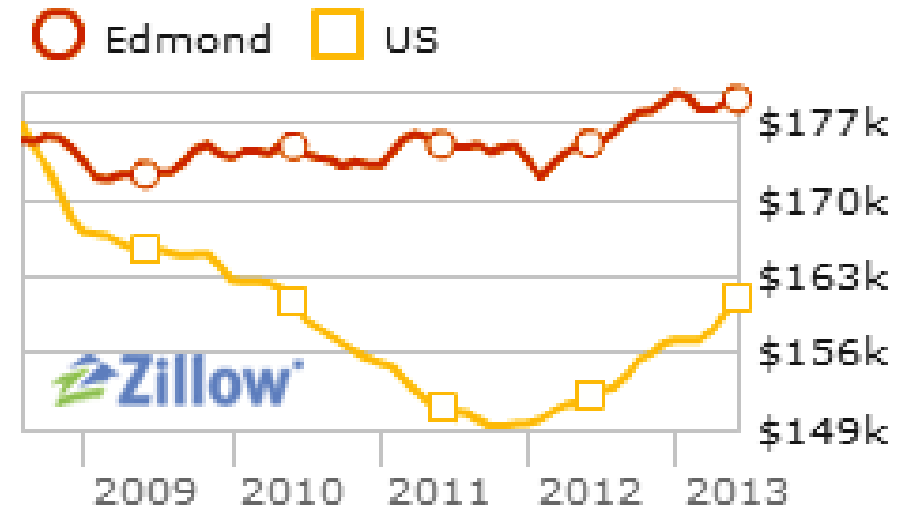
A REINOSANCE CITY:- Vibrant Urban Life-NBA Team-Culture Rich- **Recession Proof**- Olympic Training Oklahoma River

- #1 Most Business Friendly
- #1 Pro Sports Franchise- NBA OKC THUNDER
- #1 Most Affordable Large Metro
- #1 Low Cost of Living
- #1 For Economic Strength
- #1 City For Job Creation
- #1 Income Growth
- #1 To Launch a New Business
- Top 3 for Recent Grads
- Top 5 Best Job Markets
- Top 3 “New American Cities”
- Lead in Biomedical Research

The Process of Purchasing a Property

- Get Pre-Approval Letter
- Analyze current properties on the market
- Make offer - Digital Signatures
- Set up Property and Termite Inspections
- Sign Closing Documents with a Notary

Real Estate Market Edmond



Zillow Home Value Index	\$179,200
1-Year Change	2.3%
Median list price (\$)	\$263,000
Median sale price (\$)	\$199,700

Real Estate Market

- Slow but Steady Appreciation Rates
- Homes in Oklahoma City:
For Sale: 3304
Recently Sold 26,206
- \$470 Million Invested to Improve Education
- Low Vacancy Rates: Average 4-5% Rental Rates have Increased Steadily Each Year



Current Rentals



Sold \$152500- Monthly Rent \$1475



Sold 205,000- Monthly Rent \$1850



Sold at \$180,000- Monthly Rent \$1700



Sold at \$280,000- Monthly Rent \$2800

Just Listed - \$ 143,000



	years	5	10	15	20
Net Cash-flow		\$12,313	\$29,526	\$52,152	\$80,752
Total Equity		\$21,903	\$50,676	\$84,314	\$123,794
Total		\$34,216	\$80,202	\$136,466	\$204,546
ROI		111.1%	260.4%	443.0%	664.0%
Ann. ROI		22.2%	26.0%	29.5%	33.2%

Average Cash-on-cash (ROI) Per Years				
	5	10	15	20
	8.0%	9.6%	11.3%	13.1%

\$136,000 Built in 2005



	5	10	15	20
Net Cash-flow	\$10,780	\$25,973	\$46,038	\$71,482
Total Equity	\$19,912	\$46,069	\$76,649	\$112,540
Total	\$30,692	\$72,042	\$122,687	\$184,022
ROI	107.5%	252.3%	429.7%	644.6%
Ann. ROI	21.5%	25.2%	28.6%	32.2%

Average Cash-on-cash (ROI) Per Years				
	5	10	15	20
	7.6%	9.1%	10.8%	12.5%



- * \$310,000
- * 9 Units
- * 9,900 Sq. Ft.
- * Built in 1979

Revenue Assumptions	
Monthly Rent	\$5,150
Vacancy Rate	5.0%

First Year CF & ROI (Outsourced PM)	
Annual Cash Flow	\$8,692
Cash on Cash	10.38%

Cost Assumptions	
Purchase Price	\$310,000
Land Value (25%)	\$77,500
Building Value (75%)	\$232,500
Improvements	\$0
Closing & Mortgage Costs	\$6,200
Total Cost	\$316,200
Market Value	\$325,000

Financing Assumptions	
Down-payment	25%
Finance Amt	\$232,500
Down-payment Amt	\$77,500
Interest Rate	5.50%
Mortgage (Years)	20
Mortgage Payment	\$1,599
Cash Outlay	\$83,700

	5	10	15	20
Net Cash-flow	\$49,148	\$113,399	\$194,324	\$293,661
Total Equity	\$63,553	\$148,536	\$252,601	\$380,964
Total	\$112,701	\$261,935	\$446,925	\$674,624
ROI	134.6%	312.9%	534.0%	806.0%
Ann. ROI	26.9%	31.3%	35.6%	40.3%

Average Cash-on-cash (ROI) Per Years				
	5	10	15	20
	11.7%	13.5%	15.5%	17.5%



- * \$190,000
- * 3256 Sq. Ft.
- * Monthly Rent-\$2700

Address	14th St OKC OK 73104					Benchmark Indicators			\$58
Specifications	2Bed Units	1Bed Units	Sq Ft	Year built	Total Units	Price/Sq Ft	Rent/Sq Ft	C.F./Sq Ft	Replacement Cost
	0	5	3,256	1928	5	\$58	\$0.8	\$0.26	\$190,000

Cost Assumptions	
Purchase Price	\$190,000
Land Value (25%)	\$47,500
Building Value (75%)	\$142,500
Improvements	\$0
Closing & Mortgage Costs	\$5,700
Total Cost	\$195,700
Market Value	\$200,000

Financing Assumptions	
Down-payment	25%
Finance Amt	\$142,500
Down-payment Amt	\$47,500
Interest Rate	5.50%
Mortgage (Years)	20
Mortgage Payment	\$980
Cash Outlay	\$53,200

Revenue Assumptions	
Monthly Rent	\$2,700
Vacancy Rate	5.0%

First Year CF & ROI (Outsourced PM)	
Annual Cash Flow	\$10,313
Cash on Cash	19.38%

	5	10	15	20
Net Cash-flow	\$56,067	\$124,092	\$205,318	\$301,119
Total Equity	\$39,018	\$91,196	\$155,077	\$233,862
Total	\$95,086	\$215,288	\$360,395	\$534,981
ROI	178.7%	404.7%	677.4%	1005.6%
Ann. ROI	35.7%	40.5%	45.2%	50.3%

Average Cash-on-cash (ROI) Per Years				
	5	10	15	20
	21.1%	23.3%	25.7%	28.3%



FIDELITY RENTAL PROPERTIES

Property Management | Real Estate Investments

Property Management- Raising Standards and Nurturing Mutual Trust

- ❖ Aggressive Marketing, Sponsored Advertising: Zillow, Trulia, Hotpads, Google, Yahoo, Vflyer.....
- ❖ Quick Responses
- ❖ Thorough Credit, Criminal and Background Checks for all Potential Tenants
- ❖ Owner Portals- ACH Rent Transfers
- ❖ Online Payments
- ❖ Transparent Accounting
- ❖ Yearly Property Inspections

Fees: 7.5% Monthly Management, 75% One Time Leasing Fee, Applicable Only for new Tenants

TO GET STARTED



Dani Beit-Or

dani@simplydoit.net

simplydoit.net

Properties: connectrei.com

Q & A