

	Property Address	Year Built	Units	Unit Mix	Rents	Price/Unit	Purchase Price	Annual Gross Income	Expenses	Expenses/AGI %	Cap Rate	NOI @ 100% Occ	NOI @ Actual Occ	Yearly Cash Flow @ 100% Occ	Yearly Cash Flow @ Actual Occ	Cash on Cash 100% Occ	Cash on Cash Actual Occ
<b>OKC/Tulsa</b>																	
1	Paseo Place Apartments 501 N.W. 29th Street Oklahoma City, OK 73103	1948	10	8x1 1x3/1.5 1x3/2	475 645 695	\$47,990	\$479,900	\$62,244	\$20,270	32.57%	8.75%	\$41,974	\$41,974	\$15,361	\$15,361	13.48%	13.48%
2	Village on the Lakes 9200 North MacArthur Boulevard Oklahoma City, OK 73132	1972	160	48x1 52x2 28x3/2 32x3/2	399 475 575 625	\$35,938	\$5,750,000	\$992,917	\$430,988	43.41%	9.43%	\$561,929	\$542,071	\$243,062	\$223,204	17.80%	16.34%
3	Woodoak Apartments 633 West Vandament Yukon, OK 73099	1970	181	16x1 89x1 14x2 62x2	335 375 395 495	\$35,912	\$6,500,000	\$944,706	\$305,781	32.37%	9.67%	\$638,925	\$628,533	\$278,467	\$268,075	18.04%	17.37%
<b>Dallas/Ft. Worth</b>																	
1	Greenhill Apartments 403 Small Hill Road Grand Prairie, TX 75050	1968	48	13xs 22x1 15x2	475 575 675	\$21,875	\$1,050,000	\$366,828	\$213,414	58.18%	13.21%	\$153,414	\$138,741	\$95,186	\$80,513	38.17%	32.29%
2	3601 Paradise St Vernon, TX 76384		29	17x1 7x2 5x3/2	340 350 400	\$23,276	\$675,000	\$121,092	\$39,042	32.24%	12.16%	\$82,050	\$82,050	\$44,618	\$44,618	27.83%	27.83%
3	Spanish Village Apartments 5720 Meadowbrook Dr Fort Worth, TX 76112	1969	145	16xs 83x1 21x2 25x2/2	480 525 612 624	\$23,207	\$3,365,000	\$957,772	\$584,894	61.07%	8.23%	\$372,878	\$277,101	\$186,271	\$90,494	23.31%	11.32%
4	Cavender Manor 1232 Cavender drive Hurst, TX 76053	1965	74	30x1 26x2 8x2/1.5 6x2/2	543 633 775 825	\$31,419	\$2,325,000	\$526,118	\$270,169	51.35%	8.56%	\$255,949	\$199,076	\$127,016	\$70,142	23.00%	12.70%