

Property Summary

2 Houses on 1 Parcel
Mobile, AL 36605
2BR, 1BA each Home- Built 1982



Square Feet	1,658
Purchase Price	\$105,000
Initial Market Value	\$105,000
Downpayment	\$26,250
Closing Costs	\$7,022
Initial Cash Invested	\$33,272

Income & Expenses	Monthly	Annual
Gross Rent	\$1,300	\$15,600
Vacancy Losses	\$104	\$1,248
Operating Income	\$1,196	\$14,352
Operating Expenses	\$383	\$4,601

Net Performance	Monthly	Annual
Net Operating Income	\$813	\$9,751
- Mortgage Payments	\$523	\$6,281
= Cash Flow	\$289	\$3,470
+ Principal Reduction	\$67	\$802
+ First-Year Appreciation	\$525	\$6,300
= Gross Equity Income	\$881	\$10,572

Financial Indicators	
Capitalization Rate	9.3%
Cash on Cash Return	10%
Total Return on Investment	32%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.