

1 Year Performance Projection

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



Square Feet	1,658
Initial Market Value	\$ 105,000
Purchase Price	\$ 105,000
Downpayment	\$ 26,250
Loan Origination Fees	\$ 787
Depreciable Closing Costs	\$ 5,250
Other Closing Costs and Fixup	\$ 0
Initial Cash Invested	\$ 32,287
Cost per Square Foot	\$ 63
Monthly Rent per Square Foot	\$ 0.78

Income	Monthly	Annual
Gross Rent	\$ 1,300	\$ 15,600
Vacancy Losses	\$ -104	\$ -1,248
Operating Income	\$ 1,196	\$ 14,352

Expenses	Monthly	Annual
Property Taxes	\$ -78	\$ -945
Insurance	\$ -105	\$ -1,260
Management Fees	\$ -95	\$ -1,148
Leasing/Advertising Fees	\$ 0	\$ 0
Association Fees	\$ 0	\$ 0
Maintenance	\$ -104	\$ -1,248
Other	\$ 0	\$ 0
Operating Expenses	\$ -383	\$ -4,601

Net Performance	Monthly	Annual
Net Operating Income	\$ 812	\$ 9,750
- Mortgage Payments	\$ -399	\$ -4,788
= Cash Flow	\$ 413	\$ 4,962
+ Principal Reduction	\$ 105	\$ 1,270
+ First-Year Appreciation	\$ 525	\$ 6,300
= Gross Equity Income	\$ 1,044	\$ 12,533
+ Tax Savings	\$ 0	\$ 0
= GEI w/Tax Savings	\$ 1,044	\$ 12,533

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$ 78,750	\$ 0
Monthly Payment	\$ 399.01	\$ 0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.500%	0.000%
Monthly PMI	\$ 0	

Financial Indicators	
Debt Coverage Ratio	2.04
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	81
Capitalization Rate	9.3%
Cash on Cash Return	15%
Total Return on Investment	39%
Total ROI with Tax Savings	39%

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

Comments

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