

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 | \$1,772 |
| Depreciable Closing Costs | \$5,250 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$33,272 |
| 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 | -\$79 | -\$945 |
| Insurance | -\$105 | -\$1,260 |
| Management Fees | -\$96 | -\$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 | \$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 |
| + Tax Savings | \$0 | \$0 |
| = GEI w/Tax Savings | \$881 | \$10,572 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$78,750 | \$0 |
| Monthly Payment | \$523.40 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 6.990% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|--|------------|
| Debt Coverage Ratio | 1.55 |
| Annual Gross Rent Multiplier | 7 |
| Monthly Gross Rent Multiplier | 81 |
| Capitalization Rate | 9.3% |
| Cash on Cash Return | 10% |
| Total Return on Investment | 32% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

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

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