

1 Year Performance Projection

New Construction and Leased
Lincoln, AL 35096
3 BR 2 BA 2 Car Gar Built in 2020

Square Feet	1,801
Initial Market Value	\$183,000
Purchase Price	\$183,000
Downpayment	\$45,750
Loan Origination Fees	\$3,088
Depreciable Closing Costs	\$4,575
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$53,413
Cost per Square Foot	\$102
Monthly Rent per Square Foot	\$0.77

Income	Monthly	Annual
Gross Rent	\$1,395	\$16,740
Vacancy Losses	-\$84	-\$1,004
Operating Income	\$1,311	\$15,736

Expenses	Monthly	Annual
Property Taxes	-\$101	-\$1,208
Insurance	-\$67	-\$805
Management Fees	-\$105	-\$1,259
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$28	-\$335
Other	-\$0	-\$0
Operating Expenses	-\$301	-\$3,607

Net Performance	Monthly	Annual
Net Operating Income	\$1,011	\$12,129
- Mortgage Payments	-\$912	-\$10,947
= Cash Flow	\$99	\$1,182
+ Principal Reduction	\$116	\$1,397
+ First-Year Appreciation	\$915	\$10,980
= Gross Equity Income	\$1,130	\$13,559
+ Tax Savings	\$83	\$998
= GEI w/Tax Savings	\$1,213	\$14,558



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$137,250	\$0
Monthly Payment	\$912.21	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.11
Annual Gross Rent Multiplier		11
Monthly Gross Rent Multiplier		131
Capitalization Rate		6.6%
Cash on Cash Return		2%
Total Return on Investment		25%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		6%
Management Fee		8%
Maintenance Percentage		2%

Comments		
* One year limited builder's warranty included		
* Tenan		

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