

## 1 Year Performance Projection

New Construction Cullman, Alabama  
Cullman, AL 35057  
3 Bedroom, 2 Bath complete summer of 2021



Square Feet	1,375
Initial Market Value	\$219,900
Purchase Price	\$219,900
Downpayment	\$54,975
Loan Origination Fees	\$3,711
Depreciable Closing Costs	\$7,696
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$66,382</b>
Cost per Square Foot	\$160
Monthly Rent per Square Foot	\$1.13

Income	Monthly	Annual
Gross Rent	\$1,550	\$18,600
Vacancy Losses	-\$124	-\$1,488
<b>Operating Income</b>	<b>\$1,426</b>	<b>\$17,112</b>

Expenses	Monthly	Annual
Property Taxes	-\$110	-\$1,319
Insurance	-\$82	-\$990
Management Fees	-\$114	-\$1,369
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$46	-\$558
Other	-\$124	-\$1,488
<b>Operating Expenses</b>	<b>-\$477</b>	<b>-\$5,724</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$949</b>	<b>\$11,388</b>
- Mortgage Payments	-\$1,096	-\$13,154
<b>= Cash Flow</b>	<b>-\$147</b>	<b>-\$1,766</b>
+ Principal Reduction	\$140	\$1,679
+ First-Year Appreciation	\$1,100	\$13,194
<b>= Gross Equity Income</b>	<b>\$1,092</b>	<b>\$13,107</b>
+ Tax Savings	\$193	\$2,320
<b>= GEI w/Tax Savings</b>	<b>\$1,286</b>	<b>\$15,427</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$164,925	\$0
Monthly Payment	\$1,096.14	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		0.87
Annual Gross Rent Multiplier		12
Monthly Gross Rent Multiplier		142
Capitalization Rate		5.2%
Cash on Cash Return		-3%
<b>Total Return on Investment</b>		<b>20%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		8%
Maintenance Percentage		3%

Comments
Very nice 3 bedroom, 3 bath home w/ 2 car garage. Vinyl
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.