

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
Initial Cash Invested	\$66,382
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
Operating Income	\$1,426	\$17,112

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
Operating Expenses	-\$477	-\$5,724

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

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%
Total Return on Investment	20%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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.