

1 Year Performance Projection

PRE-LEASED in Birmingham Suburbs
Bessemer, AL 35022
3 Beds - 2 Baths - 2 Car Garage - Built 2023



Square Feet	1,613
Initial Market Value	\$281,900
Purchase Price	\$281,900
Downpayment	\$70,475
Loan Origination Fees	\$4,228
Depreciable Closing Costs	\$8,457
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$83,160
Cost per Square Foot	\$175
Monthly Rent per Square Foot	\$1.07

Income	Monthly	Annual
Gross Rent	\$1,725	\$20,700
Vacancy Losses	-\$86	-\$1,035
Operating Income	\$1,639	\$19,665

Expenses	Monthly	Annual
Property Taxes	-\$160	-\$1,917
Insurance	-\$70	-\$846
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$34	-\$414
Other	-\$0	-\$0
Operating Expenses	-\$265	-\$3,177

Net Performance	Monthly	Annual
Net Operating Income	\$1,374	\$16,488
- Mortgage Payments	-\$1,266	-\$15,195
= Cash Flow	\$108	\$1,294
+ Principal Reduction	\$217	\$2,601
+ First-Year Appreciation	\$1,410	\$16,914
= Gross Equity Income	\$1,734	\$20,809
+ Tax Savings	\$132	\$1,582
= GEI w/Tax Savings	\$1,866	\$22,391

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$211,425	\$0
Monthly Payment	\$1,266.24	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.09
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	163
Capitalization Rate	5.8%
Cash on Cash Return	2%
Total Return on Investment	25%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	0%
Maintenance Percentage	2%

Comments
PRE-LEASED through November 2024! New construction wit

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