

1 Year Performance Projection

PRE-LEASED in Huntsville Suburbs
New Market, AL 35761
4 Beds - 2.5 Baths - 2 Car Garage - Built 2023



Square Feet	2,160
Initial Market Value	\$337,900
Purchase Price	\$337,900
Downpayment	\$84,475
Loan Origination Fees	\$0
Depreciable Closing Costs	\$13,516
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$97,991
Cost per Square Foot	\$156
Monthly Rent per Square Foot	\$0.81

Income	Monthly	Annual
Gross Rent	\$1,750	\$21,000
Vacancy Losses	-\$88	-\$1,050
Operating Income	\$1,662	\$19,950

Expenses	Monthly	Annual
Property Taxes	-\$197	-\$2,365
Insurance	-\$84	-\$1,014
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$35	-\$420
Other	-\$0	-\$0
Operating Expenses	-\$317	-\$3,799

Net Performance	Monthly	Annual
Net Operating Income	\$1,346	\$16,151
- Mortgage Payments	-\$1,208	-\$14,501
= Cash Flow	\$137	\$1,650
+ Principal Reduction	\$373	\$4,471
+ First-Year Appreciation	\$1,690	\$20,274
= Gross Equity Income	\$2,200	\$26,395
+ Tax Savings	\$120	\$1,441
= GEI w/Tax Savings	\$2,320	\$27,835

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$253,425	\$0
Monthly Payment	\$1,208.43	\$0.00
Loan Type	Amortizing ARM	
Term	10 Years	
Interest Rate	3.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	16
Monthly Gross Rent Multiplier	193
Capitalization Rate	4.8%
Cash on Cash Return	2%
Total Return on Investment	27%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
10 year ARM @ 3.99%; 1 year free mgt; Leased to Nov '24
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.