

1 Year Performance Projection

PRE-LEASED with 2 Years Free Management
Vance, AL 35490
4 Bed - 2 Bath - 2 Garage - Built 2023

Square Feet	1,620
Initial Market Value	\$329,900
Purchase Price	\$329,900
Downpayment	\$82,475
Loan Origination Fees	\$7,423
Depreciable Closing Costs	\$9,897
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$99,795
Cost per Square Foot	\$204
Monthly Rent per Square Foot	\$1.05

Income	Monthly	Annual
Gross Rent	\$1,695	\$20,340
Vacancy Losses	-\$85	-\$1,017
Operating Income	\$1,610	\$19,323

Expenses	Monthly	Annual
Property Taxes	-\$187	-\$2,243
Insurance	-\$82	-\$990
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$34	-\$407
Other	-\$0	-\$0
Operating Expenses	-\$303	-\$3,640

Net Performance	Monthly	Annual
Net Operating Income	\$1,307	\$15,683
- Mortgage Payments	-\$1,405	-\$16,858
= Cash Flow	-\$98	-\$1,175
+ Principal Reduction	\$278	\$3,333
+ First-Year Appreciation	\$1,650	\$19,794
= Gross Equity Income	\$1,829	\$21,952
+ Tax Savings	\$223	\$2,675
= GEI w/Tax Savings	\$2,052	\$24,627



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$247,425	\$0
Monthly Payment	\$1,404.85	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.93
Annual Gross Rent Multiplier	16
Monthly Gross Rent Multiplier	195
Capitalization Rate	4.8%
Cash on Cash Return	-1%
Total Return on Investment	22%
+ 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.