

## 1 Year Performance Projection

Motivated Seller! 2% towards CC and 2 years free mgt!

Steele, AL 35987

3 BR 2 BA Renovated in 2020



Square Feet	896
Initial Market Value	\$139,900
Purchase Price	\$139,900
Downpayment	\$34,975
Loan Origination Fees	\$2,361
Depreciable Closing Costs	\$3,498
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$40,833</b>
Cost per Square Foot	\$156
Monthly Rent per Square Foot	\$1.17

Income	Monthly	Annual
Gross Rent	\$1,050	\$12,600
Vacancy Losses	-\$63	-\$756
<b>Operating Income</b>	<b>\$987</b>	<b>\$11,844</b>

Expenses	Monthly	Annual
Property Taxes	-\$77	-\$923
Insurance	-\$51	-\$616
Management Fees	-\$79	-\$948
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$21	-\$252
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$228</b>	<b>-\$2,738</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$759</b>	<b>\$9,106</b>
- Mortgage Payments	-\$697	-\$8,368
<b>= Cash Flow</b>	<b>\$61</b>	<b>\$737</b>
+ Principal Reduction	\$89	\$1,068
+ First-Year Appreciation	\$700	\$8,394
<b>= Gross Equity Income</b>	<b>\$850</b>	<b>\$10,199</b>
+ Tax Savings	\$68	\$820
<b>= GEI w/Tax Savings</b>	<b>\$918</b>	<b>\$11,020</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$104,925	\$0
Monthly Payment	\$697.36	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.09
Annual Gross Rent Multiplier		11
Monthly Gross Rent Multiplier		133
Capitalization Rate		6.5%
Cash on Cash Return		2%
<b>Total Return on Investment</b>		<b>25%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		6%
Management Fee		8%
Maintenance Percentage		2%

Comments		
Leased through June 29, 2024		
2% towards closing costs		

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