New Construction Greater Birmingham Area
Pell City, AL 35128
3 Bed - 2 Bath - New Construction

Square Feet	2,000
Initial Market Value	$299,900
Purchase Price	$299,900
Downpayment	$74,975
Loan Origination Fees	$0
Depreciable Closing Costs	$7,498
Other Closing Costs and Fixup	$800
Initial Cash Invested	**$83,272**
Cost per Square Foot	$150
Monthly Rent per Square Foot	$1.02

Income	Monthly	Annual
Gross Rent	$2,050	$24,600
Vacancy Losses	-$164	-$1,968
Operating Income	**$1,886**	**$22,632**

Expenses	Monthly	Annual
Property Taxes	-$150	-$1,799
Insurance	-$75	-$900
Management Fees	-$60	-$720
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$17	-$204
Maintenance	-$41	-$492
Other	-$0	-$0
Operating Expenses	**-$343**	**-$4,115**

Net Performance	Monthly	Annual
Net Operating Income	**$1,543**	**$18,517**
- Mortgage Payments	-$1,534	-$18,413
= Cash Flow	**$9**	**$104**
+ Principal Reduction	$181	$2,177
+ First-Year Appreciation	$1,500	$17,994
= Gross Equity Income	**$1,690**	**$20,275**
+ Tax Savings	$192	$2,304
= GEI w/Tax Savings	**$1,882**	**$22,579**

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	$224,925	$0
Monthly Payment	$1,534.38	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.250%	0.000%
Monthly PMI	$0	

Financial Indicators	
Debt Coverage Ratio	1.01
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	146
Capitalization Rate	6.2%
Cash on Cash Return	0%
Total Return on Investment	**24%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	$60
Maintenance Percentage	2%

Comments
Beautiful 3 bedroom 2 bath in a popular area outside of

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