

1 Year Performance Projection

New Construction, PRE-LEASED until April 2025!
Jasper, AL 35501
5 Beds - 3 Baths - 2 Car Gar - Built in 2023



Square Feet	2,124
Initial Market Value	\$299,900
Purchase Price	\$299,900
Downpayment	\$74,975
Loan Origination Fees	\$6,748
Depreciable Closing Costs	\$8,997
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$90,720
Cost per Square Foot	\$141
Monthly Rent per Square Foot	\$0.94

Income	Monthly	Annual
Gross Rent	\$1,995	\$23,940
Vacancy Losses	-\$100	-\$1,197
Operating Income	\$1,895	\$22,743

Expenses	Monthly	Annual
Property Taxes	-\$170	-\$2,039
Insurance	-\$75	-\$900
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$40	-\$479
Other	-\$0	-\$0
Operating Expenses	-\$285	-\$3,418

Net Performance	Monthly	Annual
Net Operating Income	\$1,610	\$19,325
- Mortgage Payments	-\$1,277	-\$15,325
= Cash Flow	\$333	\$4,000
+ Principal Reduction	\$252	\$3,030
+ First-Year Appreciation	\$1,500	\$17,994
= Gross Equity Income	\$2,085	\$25,024
+ Tax Savings	\$58	\$693
= GEI w/Tax Savings	\$2,143	\$25,717

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,925	\$0
Monthly Payment	\$1,277.10	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.26
Annual Gross Rent Multiplier		13
Monthly Gross Rent Multiplier		150
Capitalization Rate		6.4%
Cash on Cash Return		4%
Total Return on Investment		28%
+ 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 April 2025! New construction with 1		
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.		