

1 Year Performance Projection

New Construction
Odenville, AL 35120
3 bdrm/ 3 bath - Built 2023



Square Feet	1,804
Initial Market Value	\$265,000
Purchase Price	\$265,000
Downpayment	\$66,250
Loan Origination Fees	\$3,975
Depreciable Closing Costs	\$5,300
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$75,525
Cost per Square Foot	\$147
Monthly Rent per Square Foot	\$1.02

Income	Monthly	Annual
Gross Rent	\$1,845	\$22,140
Vacancy Losses	-\$148	-\$1,771
Operating Income	\$1,697	\$20,369

Expenses	Monthly	Annual
Property Taxes	-\$155	-\$1,855
Insurance	-\$88	-\$1,060
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$55	-\$664
Other	-\$0	-\$0
Operating Expenses	-\$328	-\$3,939

Net Performance	Monthly	Annual
Net Operating Income	\$1,369	\$16,430
- Mortgage Payments	-\$1,190	-\$14,284
= Cash Flow	\$179	\$2,146
+ Principal Reduction	\$204	\$2,445
+ First-Year Appreciation	\$1,325	\$15,900
= Gross Equity Income	\$1,708	\$20,491
+ Tax Savings	\$95	\$1,136
= GEI w/Tax Savings	\$1,802	\$21,627

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$198,750	\$0
Monthly Payment	\$1,190.33	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.15
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	144
Capitalization Rate	6.2%
Cash on Cash Return	3%
Total Return on Investment	27%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	3%

Comments

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