

1 Year Performance Projection

New Construction in Birmingham Metro
Mount Olive, AL 35117
4 Beds - 2 Baths - 2 Car Garage



Square Feet	1,774
Initial Market Value	\$301,900
Purchase Price	\$301,900
Downpayment	\$90,570
Loan Origination Fees	\$2,113
Depreciable Closing Costs	\$3,019
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$95,702
Cost per Square Foot	\$170
Monthly Rent per Square Foot	\$1.03

Income	Monthly	Annual
Gross Rent	\$1,835	\$22,020
Vacancy Losses	-\$147	-\$1,762
Operating Income	\$1,688	\$20,258

Expenses	Monthly	Annual
Property Taxes	-\$201	-\$2,415
Insurance	-\$113	-\$1,359
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$37	-\$440
Other	-\$0	-\$0
Operating Expenses	-\$489	-\$5,870

Net Performance	Monthly	Annual
Net Operating Income	\$1,199	\$14,388
- Mortgage Payments	-\$1,336	-\$16,029
= Cash Flow	-\$137	-\$1,641
+ Principal Reduction	\$197	\$2,362
+ First-Year Appreciation	\$1,510	\$18,114
= Gross Equity Income	\$1,570	\$18,835
+ Tax Savings	\$234	\$2,803
= GEI w/Tax Savings	\$1,803	\$21,638

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$211,330	\$0
Monthly Payment	\$1,335.75	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.90
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	165
Capitalization Rate	4.8%
Cash on Cash Return	-2%
Total Return on Investment	20%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$108
Maintenance Percentage	2%

Comments
Photos may be representative. Furniture not included.

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