

1 Year Performance Projection

New Construction, PRE-LEASED until February 2025!

Jasper, AL 35501

4 Beds - 2.5 Baths - 2 Car Gar - Built in 2023



Square Feet	2,160
Initial Market Value	\$304,900
Purchase Price	\$304,900
Downpayment	\$76,225
Loan Origination Fees	\$0
Depreciable Closing Costs	\$12,196
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$88,421
Cost per Square Foot	\$141
Monthly Rent per Square Foot	\$0.87

Income	Monthly	Annual
Gross Rent	\$1,875	\$22,500
Vacancy Losses	-\$94	-\$1,125
Operating Income	\$1,781	\$21,375

Expenses	Monthly	Annual
Property Taxes	-\$178	-\$2,134
Insurance	-\$76	-\$915
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$38	-\$450
Other	-\$0	-\$0
Operating Expenses	-\$292	-\$3,499

Net Performance	Monthly	Annual
Net Operating Income	\$1,490	\$17,876
- Mortgage Payments	-\$1,090	-\$13,085
= Cash Flow	\$399	\$4,791
+ Principal Reduction	\$336	\$4,034
+ First-Year Appreciation	\$1,524	\$18,294
= Gross Equity Income	\$2,260	\$27,119
+ Tax Savings	\$14	\$167
= GEI w/Tax Savings	\$2,274	\$27,287

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$228,675	\$0
Monthly Payment	\$1,090.41	\$0.00
Loan Type	Amortizing ARM	
Term	10 Years	
Interest Rate	3.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.37
Annual Gross Rent Multiplier		14
Monthly Gross Rent Multiplier		163
Capitalization Rate		5.9%
Cash on Cash Return		5%
Total Return on Investment		31%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		5%
Management Fee		0%
Maintenance Percentage		2%

Comments	
10 year ARM @ 3.99%; 1 year free mgt; Leased to Feb '25	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	