

1 Year Performance Projection

New Construction in Huntsville Metro
Madison, AL 35756
4 Beds - 3 Baths - 2 Car Garage



Square Feet	2,108
Initial Market Value	\$337,565
Purchase Price	\$337,565
Downpayment	\$101,270
Loan Origination Fees	\$2,363
Depreciable Closing Costs	\$3,376
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$107,008
Cost per Square Foot	\$160
Monthly Rent per Square Foot	\$1.09

Income	Monthly	Annual
Gross Rent	\$2,295	\$27,540
Vacancy Losses	-\$184	-\$2,203
Operating Income	\$2,111	\$25,337

Expenses	Monthly	Annual
Property Taxes	-\$225	-\$2,701
Insurance	-\$127	-\$1,519
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$42	-\$504
Maintenance	-\$46	-\$551
Other	-\$0	-\$0
Operating Expenses	-\$548	-\$6,570

Net Performance	Monthly	Annual
Net Operating Income	\$1,564	\$18,766
- Mortgage Payments	-\$1,494	-\$17,923
= Cash Flow	\$70	\$844
+ Principal Reduction	\$220	\$2,641
+ First-Year Appreciation	\$1,688	\$20,254
= Gross Equity Income	\$1,978	\$23,739
+ Tax Savings	\$185	\$2,215
= GEI w/Tax Savings	\$2,163	\$25,954

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$236,296	\$0
Monthly Payment	\$1,493.55	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.05
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	147
Capitalization Rate	5.6%
Cash on Cash Return	1%
Total Return on Investment	22%
+ 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.