

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	\$350,990
Purchase Price	\$350,990
Downpayment	\$105,297
Loan Origination Fees	\$2,457
Depreciable Closing Costs	\$3,510
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$111,264
Cost per Square Foot	\$167
Monthly Rent per Square Foot	\$1.14

Income	Monthly	Annual
Gross Rent	\$2,395	\$28,740
Vacancy Losses	-\$192	-\$2,299
Operating Income	\$2,203	\$26,441

Expenses	Monthly	Annual
Property Taxes	-\$234	-\$2,808
Insurance	-\$132	-\$1,579
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$36	-\$430
Maintenance	-\$48	-\$575
Other	-\$0	-\$0
Operating Expenses	-\$557	-\$6,688

Net Performance	Monthly	Annual
Net Operating Income	\$1,646	\$19,753
- Mortgage Payments	-\$1,553	-\$18,635
= Cash Flow	\$93	\$1,117
+ Principal Reduction	\$229	\$2,746
+ First-Year Appreciation	\$1,755	\$21,059
= Gross Equity Income	\$2,077	\$24,923
+ Tax Savings	\$185	\$2,221
= GEI w/Tax Savings	\$2,262	\$27,144



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$245,693	\$0
Monthly Payment	\$1,552.95	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.06
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.