

## 1 Year Performance Projection

New Construction in Tuscaloosa Metro  
Northport, AL 35473  
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,272
Initial Market Value	\$253,900
Purchase Price	\$253,900
Downpayment	\$76,170
Loan Origination Fees	\$1,777
Depreciable Closing Costs	\$2,539
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$80,486</b>
Cost per Square Foot	\$200
Monthly Rent per Square Foot	\$1.45

Income	Monthly	Annual
Gross Rent	\$1,850	\$22,200
Vacancy Losses	-\$148	-\$1,776
<b>Operating Income</b>	<b>\$1,702</b>	<b>\$20,424</b>

Expenses	Monthly	Annual
Property Taxes	-\$169	-\$2,031
Insurance	-\$95	-\$1,143
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$36	-\$432
Maintenance	-\$37	-\$444
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$445</b>	<b>-\$5,346</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,257</b>	<b>\$15,078</b>
- Mortgage Payments	-\$1,123	-\$13,480
<b>= Cash Flow</b>	<b>\$133</b>	<b>\$1,598</b>
+ Principal Reduction	\$166	\$1,986
+ First-Year Appreciation	\$1,270	\$15,234
<b>= Gross Equity Income</b>	<b>\$1,568</b>	<b>\$18,818</b>
+ Tax Savings	\$111	\$1,336
<b>= GEI w/Tax Savings</b>	<b>\$1,680</b>	<b>\$20,154</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$177,730	\$0
Monthly Payment	\$1,123.37	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.12
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	137
Capitalization Rate	5.9%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>23%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

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.