

1 Year Performance Projection

New Construction in Huntsville Metro
Huntsville, AL 35811
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,683
Initial Market Value	\$278,815
Purchase Price	\$278,815
Downpayment	\$69,704
Loan Origination Fees	\$2,091
Depreciable Closing Costs	\$2,788
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$74,583
Cost per Square Foot	\$166
Monthly Rent per Square Foot	\$1.34

Income	Monthly	Annual
Gross Rent	\$2,250	\$27,000
Vacancy Losses	-\$180	-\$2,160
Operating Income	\$2,070	\$24,840

Expenses	Monthly	Annual
Property Taxes	-\$186	-\$2,231
Insurance	-\$105	-\$1,255
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$42	-\$500
Maintenance	-\$45	-\$540
Other	-\$0	-\$0
Operating Expenses	-\$485	-\$5,821

Net Performance	Monthly	Annual
Net Operating Income	\$1,585	\$19,019
- Mortgage Payments	-\$1,322	-\$15,861
= Cash Flow	\$263	\$3,158
+ Principal Reduction	\$195	\$2,337
+ First-Year Appreciation	\$1,394	\$16,729
= Gross Equity Income	\$1,852	\$22,224
+ Tax Savings	\$78	\$932
= GEI w/Tax Savings	\$1,930	\$23,156

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$209,111	\$0
Monthly Payment	\$1,321.73	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.20
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	124
Capitalization Rate	6.8%
Cash on Cash Return	4%
Total Return on Investment	30%
+ 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.