

1 Year Performance Projection

New Construction in Birmingham Metro
 Odenville, AL 35120
 3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,377
Initial Market Value	\$225,870
Purchase Price	\$225,870
Downpayment	\$67,761
Loan Origination Fees	\$1,581
Depreciable Closing Costs	\$2,259
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$71,601
Cost per Square Foot	\$164
Monthly Rent per Square Foot	\$1.18

Income	Monthly	Annual
Gross Rent	\$1,625	\$19,500
Vacancy Losses	-\$130	-\$1,560
Operating Income	\$1,495	\$17,940

Expenses	Monthly	Annual
Property Taxes	-\$151	-\$1,807
Insurance	-\$85	-\$1,016
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$32	-\$390
Other	-\$0	-\$0
Operating Expenses	-\$406	-\$4,869

Net Performance	Monthly	Annual
Net Operating Income	\$1,089	\$13,071
- Mortgage Payments	-\$999	-\$11,992
= Cash Flow	\$90	\$1,078
+ Principal Reduction	\$147	\$1,767
+ First-Year Appreciation	\$1,129	\$13,552
= Gross Equity Income	\$1,366	\$16,398
+ Tax Savings	\$109	\$1,306
= GEI w/Tax Savings	\$1,475	\$17,704

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$158,109	\$0
Monthly Payment	\$999.36	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.09
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	139
Capitalization Rate	5.8%
Cash on Cash Return	2%
Total Return on Investment	23%
+ 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.