

1 Year Performance Projection

New Construction in Huntsville Metro
Owens Cross Roads, AL 35763
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,272
Initial Market Value	\$259,900
Purchase Price	\$259,900
Downpayment	\$77,970
Loan Origination Fees	\$1,819
Depreciable Closing Costs	\$2,599
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$82,388
Cost per Square Foot	\$204
Monthly Rent per Square Foot	\$1.49

Income	Monthly	Annual
Gross Rent	\$1,895	\$22,740
Vacancy Losses	-\$152	-\$1,819
Operating Income	\$1,743	\$20,921

Expenses	Monthly	Annual
Property Taxes	-\$173	-\$2,079
Insurance	-\$97	-\$1,170
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$23	-\$276
Maintenance	-\$38	-\$455
Other	-\$0	-\$0
Operating Expenses	-\$440	-\$5,276

Net Performance	Monthly	Annual
Net Operating Income	\$1,304	\$15,645
- Mortgage Payments	-\$1,150	-\$13,799
= Cash Flow	\$154	\$1,846
+ Principal Reduction	\$169	\$2,033
+ First-Year Appreciation	\$1,300	\$15,594
= Gross Equity Income	\$1,623	\$19,474
+ Tax Savings	\$108	\$1,295
= GEI w/Tax Savings	\$1,731	\$20,769

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$181,930	\$0
Monthly Payment	\$1,149.92	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.13
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	137
Capitalization Rate	6.0%
Cash on Cash Return	2%
Total Return on Investment	24%
+ 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. A+ schools!

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.