

## 1 Year Performance Projection

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



Square Feet	1,497
Initial Market Value	\$271,900
Purchase Price	\$271,900
Downpayment	\$67,975
Loan Origination Fees	\$2,039
Depreciable Closing Costs	\$2,719
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$72,733</b>
Cost per Square Foot	\$182
Monthly Rent per Square Foot	\$1.37

Income	Monthly	Annual
Gross Rent	\$2,050	\$24,600
Vacancy Losses	-\$164	-\$1,968
<b>Operating Income</b>	<b>\$1,886</b>	<b>\$22,632</b>

Expenses	Monthly	Annual
Property Taxes	-\$181	-\$2,175
Insurance	-\$102	-\$1,224
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$23	-\$276
Maintenance	-\$41	-\$492
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$455</b>	<b>-\$5,463</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,431</b>	<b>\$17,169</b>
- Mortgage Payments	-\$1,289	-\$15,467
<b>= Cash Flow</b>	<b>\$142</b>	<b>\$1,702</b>
+ Principal Reduction	\$190	\$2,279
+ First-Year Appreciation	\$1,360	\$16,314
<b>= Gross Equity Income</b>	<b>\$1,691</b>	<b>\$20,295</b>
+ Tax Savings	\$115	\$1,381
<b>= GEI w/Tax Savings</b>	<b>\$1,806</b>	<b>\$21,677</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$203,925	\$0
Monthly Payment	\$1,288.94	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	133
Capitalization Rate	6.3%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>28%</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. A+ schools!

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