

1 Year Performance Projection

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



Square Feet	1,335
Initial Market Value	\$258,490
Purchase Price	\$258,490
Downpayment	\$64,622
Loan Origination Fees	\$1,939
Depreciable Closing Costs	\$2,585
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$69,146
Cost per Square Foot	\$194
Monthly Rent per Square Foot	\$1.55

Income	Monthly	Annual
Gross Rent	\$2,075	\$24,900
Vacancy Losses	-\$166	-\$1,992
Operating Income	\$1,909	\$22,908

Expenses	Monthly	Annual
Property Taxes	-\$172	-\$2,068
Insurance	-\$97	-\$1,163
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$42	-\$500
Maintenance	-\$42	-\$498
Other	-\$0	-\$0
Operating Expenses	-\$460	-\$5,525

Net Performance	Monthly	Annual
Net Operating Income	\$1,449	\$17,383
- Mortgage Payments	-\$1,225	-\$14,704
= Cash Flow	\$223	\$2,678
+ Principal Reduction	\$181	\$2,167
+ First-Year Appreciation	\$1,292	\$15,509
= Gross Equity Income	\$1,696	\$20,355
+ Tax Savings	\$79	\$950
= GEI w/Tax Savings	\$1,775	\$21,304

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$193,868	\$0
Monthly Payment	\$1,225.37	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.18
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	125
Capitalization Rate	6.7%
Cash on Cash Return	4%
Total Return on Investment	29%
+ 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.