

## 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
<b>Initial Cash Invested</b>	<b>\$74,583</b>
Cost per Square Foot	\$166
Monthly Rent per Square Foot	\$1.30

Income	Monthly	Annual
Gross Rent	\$2,195	\$26,340
Vacancy Losses	-\$176	-\$2,107
<b>Operating Income</b>	<b>\$2,019</b>	<b>\$24,233</b>

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	-\$44	-\$527
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$484</b>	<b>-\$5,808</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,535</b>	<b>\$18,425</b>
- Mortgage Payments	-\$1,322	-\$15,861
<b>= Cash Flow</b>	<b>\$214</b>	<b>\$2,564</b>
+ Principal Reduction	\$195	\$2,337
+ First-Year Appreciation	\$1,394	\$16,729
<b>= Gross Equity Income</b>	<b>\$1,803</b>	<b>\$21,630</b>
+ Tax Savings	\$95	\$1,136
<b>= GEI w/Tax Savings</b>	<b>\$1,897</b>	<b>\$22,766</b>

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	1.16
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	127
Capitalization Rate	6.6%
Cash on Cash Return	3%
<b>Total Return on Investment</b>	<b>29%</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. Furniture not included.

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