

1 Year Performance Projection

Vaughn Single Family
Montgomery, AL 36106
3BR/2BA Townhome Home, Built in 1976



Square Feet	2,332
Initial Market Value	\$174,900
Purchase Price	\$174,900
Downpayment	\$43,725
Loan Origination Fees	\$2,951
Depreciable Closing Costs	\$8,745
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$55,421
Cost per Square Foot	\$75
Monthly Rent per Square Foot	\$0.64

Income	Monthly	Annual
Gross Rent	\$1,500	\$18,000
Vacancy Losses	-\$120	-\$1,440
Operating Income	\$1,380	\$16,560

Expenses	Monthly	Annual
Property Taxes	-\$105	-\$1,259
Insurance	-\$102	-\$1,224
Management Fees	-\$110	-\$1,325
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$75	-\$900
Other	-\$0	-\$0
Operating Expenses	-\$392	-\$4,708

Net Performance	Monthly	Annual
Net Operating Income	\$988	\$11,852
- Mortgage Payments	-\$872	-\$10,462
= Cash Flow	\$116	\$1,390
+ Principal Reduction	\$111	\$1,335
+ First-Year Appreciation	\$874	\$10,494
= Gross Equity Income	\$1,102	\$13,219
+ Tax Savings	\$77	\$920
= GEI w/Tax Savings	\$1,178	\$14,138

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$131,175	\$0
Monthly Payment	\$871.83	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.13
Annual Gross Rent Multiplier		10
Monthly Gross Rent Multiplier		117
Capitalization Rate		6.8%
Cash on Cash Return		3%
Total Return on Investment		24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		8%
Maintenance Percentage		5%

Comments	
Occupied 3BR/2BA home is centrally located in the off V	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	