

Property Summary

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

Square Feet	2,332
Purchase Price	\$174,900
Initial Market Value	\$174,900
Downpayment	\$43,725
Closing Costs	\$11,696
Initial Cash Invested	\$55,421



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

Financial Indicators	
Capitalization Rate	6.8%
Cash on Cash Return	3%
Total Return on Investment	24%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%

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.