

Property Summary

New Construction in Birmingham Suburbs  
Vance, AL 35490  
4 Beds - 2 Baths - 2 Car Garage

General Information	
Square Feet	1,774
Purchase Price	\$275,000
Initial Market Value	\$275,000
Downpayment	\$82,500
Closing Costs	\$11,000
Initial Cash Invested	\$93,500

Income & Expenses	Monthly	Annual
Gross Rent	\$1,800	\$21,600
Vacancy Losses	\$144	\$1,728
Operating Income	\$1,656	\$19,872
Operating Expenses	\$466	\$5,594

Net Performance	Monthly	Annual
Net Operating Income	\$1,190	\$14,277
- Mortgage Payments	\$1,108	\$13,298
= Cash Flow	\$82	\$980
+ Principal Reduction	\$211	\$2,534
+ First-Year Appreciation	\$1,375	\$16,500
= Gross Equity Income	\$1,668	\$20,014



Financial Indicators	
Capitalization Rate	5.2%
Cash on Cash Return	1%
Total Return on Investment	21%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	86%

Comments	
New construction	
Builder warranty	
Birmingham suburbs	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	