

1 Year Performance Projection

New Construction in Tuscaloosa
Tuscaloosa, AL 35405
2 Beds - 1 Bath - Built 2025

Square Feet	899
Initial Market Value	\$199,900
Purchase Price	\$199,900
Downpayment	\$199,900
Loan Origination Fees	\$0
Depreciable Closing Costs	\$7,996
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$207,896
Cost per Square Foot	\$222
Monthly Rent per Square Foot	\$1.33

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	-\$96	-\$1,152
Operating Income	\$1,104	\$13,248

Expenses	Monthly	Annual
Property Taxes	-\$108	-\$1,299
Insurance	-\$70	-\$840
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$42	-\$504
Maintenance	-\$60	-\$720
Other	-\$0	-\$0
Operating Expenses	-\$366	-\$4,395

Net Performance	Monthly	Annual
Net Operating Income	\$738	\$8,853
- Mortgage Payments	\$0	\$0
= Cash Flow	\$738	\$8,853
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,000	\$11,994
= Gross Equity Income	\$1,737	\$20,847
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$1,737	\$20,847



Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	0 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	167
Capitalization Rate	4.4%
Cash on Cash Return	4%
Total Return on Investment	10%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$86
Maintenance Percentage	5%

Comments
Photos may be representative.
Incentives include: Fri

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