

Property Summary

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

General Information	
Square Feet	899
Purchase Price	\$199,900
Initial Market Value	\$199,900
Downpayment	\$199,900
Closing Costs	\$7,996
Initial Cash Invested	\$207,896

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



Financial Indicators	
Capitalization Rate	4.4%
Cash on Cash Return	4%
Total Return on Investment	10%

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

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.