

1 Year Performance Projection

New Construction in Tuscaloosa Metro
Tuscaloosa, AL 35474
4 Beds - 2 Baths - 2 Car Garage



Square Feet	1,497
Initial Market Value	\$260,400
Purchase Price	\$260,400
Downpayment	\$78,120
Loan Origination Fees	\$6,380
Depreciable Closing Costs	\$10,416
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$94,916
Cost per Square Foot	\$174
Monthly Rent per Square Foot	\$1.10

Income	Monthly	Annual
Gross Rent	\$1,650	\$19,800
Vacancy Losses	-\$132	-\$1,584
Operating Income	\$1,518	\$18,216

Expenses	Monthly	Annual
Property Taxes	-\$141	-\$1,693
Insurance	-\$91	-\$1,094
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$82	-\$990
Other	-\$0	-\$0
Operating Expenses	-\$431	-\$5,168

Net Performance	Monthly	Annual
Net Operating Income	\$1,087	\$13,048
- Mortgage Payments	-\$1,006	-\$12,076
= Cash Flow	\$81	\$972
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,302	\$15,624
= Gross Equity Income	\$1,383	\$16,596
+ Tax Savings	\$200	\$2,395
= GEI w/Tax Savings	\$1,583	\$18,991

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$182,280	\$0
Monthly Payment	\$1,006.34	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.08
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	158
Capitalization Rate	5.0%
Cash on Cash Return	1%
Total Return on Investment	17%
+ 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.