

Property Summary

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

General Information

Square Feet	1,497
Purchase Price	\$260,400
Initial Market Value	\$260,400
Downpayment	\$78,120
Closing Costs	\$16,796
Initial Cash Invested	\$94,916



Income & Expenses

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

Financial Indicators

Capitalization Rate	5.0%
Cash on Cash Return	1%
Total Return on Investment	17%

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.