

1 Year Performance Projection

Well-Maintained Existing Property near Tuscaloosa
Moundville, AL 35474
3 bedrooms 2 bathrooms 2018 year built
Under \$200k property in a great neighborhood!



Square Feet	1,279
Initial Market Value	\$189,900
Purchase Price	\$189,900
Downpayment	\$47,475
Loan Origination Fees	\$2,848
Depreciable Closing Costs	\$7,596
Other Costs and Fixup	\$0
Approximate Cash Invested	\$57,920
Cost per Square Foot	\$148
Monthly Rent per Square Foot	\$1.09

Projected Income	Monthly	Annual
Projected Rent	\$1,400	\$16,800
Vacancy Losses	-\$112	-\$1,344
Operating Income	\$1,288	\$15,456

Estimated Expenses	Monthly	Annual
Property Taxes	-\$103	-\$1,234
Insurance	-\$66	-\$798
Management Fees	-\$86	-\$1,032
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$20	-\$240
Maintenance	-\$70	-\$840
Other (Utilities, Supplies, etc.)	-\$0	-\$0
Operating Expenses	-\$345	-\$4,144

Net Performance	Monthly	Annual
Net Operating Income	\$943	\$11,312
- Mortgage Payments	-\$877	-\$10,523
= Cash Flow	\$66	\$789
+ Principal Reduction	\$139	\$1,669
+ First-Year Appreciation	\$950	\$11,394
= Gross Equity Income	\$1,154	\$13,852

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$142,425	\$0
Monthly Payment	\$876.94	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.250%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.7%
Debt Coverage Ratio	1.07
Annual Gross Rent Multiplier	11
Capitalization Rate	6.0%
Cash on Cash Return	1%
Return on Investment	24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...	

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

Comments
Existing property, great condition, proven rental history.

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