

Property Summary

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

General Information	
Square Feet	1,279
Purchase Price	\$189,900
Initial Market Value	\$189,900
Downpayment	\$47,475
Closing Costs	\$9,376
Approximate Cash Invested	\$56,851

Income & Expenses	Monthly	Annual
Projected Rent	\$1,400	\$16,800
Vacancy Losses	\$112	\$1,344
Operating Income	\$1,288	\$15,456
Operating Expenses	\$345	\$4,144

Net Performance	Monthly	Annual
Net Operating Income	\$943	\$11,312
- Mortgage Payments	\$889	\$10,663
= Cash Flow	\$54	\$649
+ Principal Reduction	\$136	\$1,630
+ First-Year Appreciation	\$950	\$11,394
= Gross Equity Income	\$1,139	\$13,674



Financial Indicators	
Capitalization Rate	6.0%
Cash on Cash Return	1%
Return on Investment	24%

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	86%

Comments
Existing property, great condition, proven rental his...

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