

1 Year Performance Projection

Vaughn Single Family
Montgomery, AL 36106
3BR/2BA Townhome Home, Built in 1976



Square Feet	2,332
Initial Market Value	\$174,900
Purchase Price	\$174,900
Downpayment	\$43,725
Loan Origination Fees	\$0
Depreciable Closing Costs	\$8,745
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$52,470
Cost per Square Foot	\$75
Monthly Rent per Square Foot	\$0.64

Income	Monthly	Annual
Gross Rent	\$1,500	\$18,000
Vacancy Losses	-\$120	-\$1,440
Operating Income	\$1,380	\$16,560

Expenses	Monthly	Annual
Property Taxes	-\$105	-\$1,259
Insurance	-\$102	-\$1,224
Management Fees	-\$110	-\$1,325
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$75	-\$900
Other	-\$0	-\$0
Operating Expenses	-\$392	-\$4,708

Net Performance	Monthly	Annual
Net Operating Income	\$988	\$11,852
- Mortgage Payments	-\$589	-\$7,068
= Cash Flow	\$399	\$4,783
+ Principal Reduction	\$210	\$2,517
+ First-Year Appreciation	\$874	\$10,494
= Gross Equity Income	\$1,483	\$17,795
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$1,483	\$17,795

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$131,175	\$0
Monthly Payment	\$589.03	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	3.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.68
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	117
Capitalization Rate	6.8%
Cash on Cash Return	9%
Total Return on Investment	34%
Total ROI with Tax Savings	34%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	5%

Comments
Occupied 3BR/2BA home is centrally located in the off Vaughn road. Fabulous home with lots of space. Great yard with beautiful private patio & arbor. This is an assignment contract. Tenant to renew lease in June.

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