

1 Year Performance Projection

PRE-LEASED + 1 Year Free Management  
Bessemer, AL 35022  
4 Beds - 2 Baths - 2 Car Gar - Built in 2023

Square Feet	1,610
Initial Market Value	\$286,900
Purchase Price	\$286,900
Downpayment	\$71,725
Loan Origination Fees	\$4,304
Depreciable Closing Costs	\$8,607
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$84,636
Cost per Square Foot	\$178
Monthly Rent per Square Foot	\$1.11

Income	Monthly	Annual
Gross Rent	\$1,795	\$21,540
Vacancy Losses	-\$90	-\$1,077
Operating Income	\$1,705	\$20,463

Expenses	Monthly	Annual
Property Taxes	-\$163	-\$1,951
Insurance	-\$72	-\$861
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$36	-\$431
Other	-\$0	-\$0
Operating Expenses	-\$270	-\$3,242

Net Performance	Monthly	Annual
Net Operating Income	\$1,435	\$17,221
- Mortgage Payments	-\$1,289	-\$15,464
= Cash Flow	\$146	\$1,756
+ Principal Reduction	\$221	\$2,647
+ First-Year Appreciation	\$1,434	\$17,214
= Gross Equity Income	\$1,801	\$21,618
+ Tax Savings	\$122	\$1,460
= GEI w/Tax Savings	\$1,923	\$23,077



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$215,175	\$0
Monthly Payment	\$1,288.70	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.11
Annual Gross Rent Multiplier		13
Monthly Gross Rent Multiplier		160
Capitalization Rate		6.0%
Cash on Cash Return		2%
Total Return on Investment		26%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		5%
Management Fee		0%
Maintenance Percentage		2%

Comments		
PRE-LEASED through November 2024! New construction wit		

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