## 1 Year Performance Projection

Motivated Seller! 2% towards CC and 2 years free mgt! Steele, AL 35987

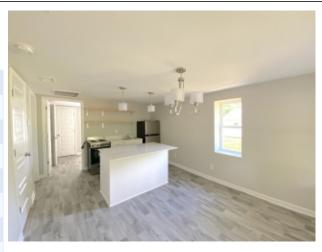
Steele, AL 35987	
3 BR 2 BA Renovated in 2020	

Square Feet	700
Initial Market Value	\$139,900
Purchase Price	\$139,900
Downpayment	\$34,975
Loan Origination Fees	\$2,361
Depreciable Closing Costs	\$3,498
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$40,833
Cost per Square Foot	\$200
Monthly Rent per Square Foot	\$1.42

Income	Monthly	Annual
Gross Rent	\$995	\$11,940
Vacancy Losses	-\$60	-\$716
Operating Income	\$935	\$11,224
Expenses	Monthly	Annual
Property Taxes	-\$77	-\$923

Expenses	Monthly	Annual
Property Taxes	-\$77	-\$923
Insurance	-\$51	-\$616
Management Fees	-\$75	-\$898
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$20	-\$239
Other	-\$0	-\$0
Operating Expenses	-\$223	-\$2,676

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	\$712	\$8,548
- Mortgage Payments	-\$697	-\$8,368
= Cash Flow	\$15	\$180
+ Principal Reduction	\$89	\$1,068
+ First-Year Appreciation	\$700	\$8,394
= Gross Equity Income	\$803	\$9,642
+ Tax Savings	\$84	\$1,012
= GEI w/Tax Savings	\$888	\$10,653



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$104,925	\$0
Monthly Payment	\$697.36	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.02
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	141
Capitalization Rate	6.1%
Cash on Cash Return	0%
Total Return on Investment	24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	6%
Management Fee	8%
Maintenance Percentage	2%
Maintenance Percentage	2%

Comments
Leased through December 23, 2024
2% towards closing co

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