

1 Year Performance Projection

Motivated Seller! 2% towards CC and 2 years free mgt!

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
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
Net Operating Income	\$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%

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.