

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	896
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	\$156
Monthly Rent per Square Foot	\$1.17

Income	Monthly	Annual
Gross Rent	\$1,050	\$12,600
Vacancy Losses	-\$63	-\$756
Operating Income	\$987	\$11,844

Expenses	Monthly	Annual
Property Taxes	-\$77	-\$923
Insurance	-\$51	-\$616
Management Fees	-\$79	-\$948
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$21	-\$252
Other	-\$0	-\$0
Operating Expenses	-\$228	-\$2,738

Net Performance	Monthly	Annual
Net Operating Income	\$759	\$9,106
- Mortgage Payments	-\$697	-\$8,368
= Cash Flow	\$61	\$737
+ Principal Reduction	\$89	\$1,068
+ First-Year Appreciation	\$700	\$8,394
= Gross Equity Income	\$850	\$10,199
+ Tax Savings	\$68	\$820
= GEI w/Tax Savings	\$918	\$11,020



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	1.09
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	133
Capitalization Rate	6.5%
Cash on Cash Return	2%
Total Return on Investment	25%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Leased through June 29, 2024
2% towards closing costs

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