

## 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	780
Initial Market Value	\$139,900
Purchase Price	\$139,900
Downpayment	\$34,975
Loan Origination Fees	\$2,361
Depreciable Closing Costs	\$2,798
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$40,134</b>
Cost per Square Foot	\$179
Monthly Rent per Square Foot	\$1.53

Income	Monthly	Annual
Gross Rent	\$1,195	\$14,340
Vacancy Losses	-\$96	-\$1,147
<b>Operating Income</b>	<b>\$1,099</b>	<b>\$13,193</b>

Expenses	Monthly	Annual
Property Taxes	-\$76	-\$909
Insurance	-\$52	-\$630
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$60	-\$717
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$188</b>	<b>-\$2,256</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$911</b>	<b>\$10,937</b>
- Mortgage Payments	-\$697	-\$8,368
<b>= Cash Flow</b>	<b>\$214</b>	<b>\$2,569</b>
+ Principal Reduction	\$89	\$1,068
+ First-Year Appreciation	\$700	\$8,394
<b>= Gross Equity Income</b>	<b>\$1,003</b>	<b>\$12,030</b>
+ Tax Savings	\$15	\$184
<b>= GEI w/Tax Savings</b>	<b>\$1,018</b>	<b>\$12,214</b>

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		1.31
Annual Gross Rent Multiplier		10
Monthly Gross Rent Multiplier		117
Capitalization Rate		7.8%
Cash on Cash Return		6%
<b>Total Return on Investment</b>		<b>30%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		0%
Maintenance Percentage		5%

Comments	
Tenant is renting month to month beginning October 31	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	