

1 Year Performance Projection

New Construction, PRE-LEASED until March 2025!

Jasper, AL 35501

4 Beds - 2.5 Baths - 2 Car Gar - Built in 2023



Square Feet	1,906
Initial Market Value	\$301,900
Purchase Price	\$301,900
Downpayment	\$75,475
Loan Origination Fees	\$0
Depreciable Closing Costs	\$12,076
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$87,551
Cost per Square Foot	\$158
Monthly Rent per Square Foot	\$0.93

Income	Monthly	Annual
Gross Rent	\$1,770	\$21,240
Vacancy Losses	-\$88	-\$1,062
Operating Income	\$1,682	\$20,178

Expenses	Monthly	Annual
Property Taxes	-\$176	-\$2,113
Insurance	-\$75	-\$906
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$35	-\$425
Other	-\$0	-\$0
Operating Expenses	-\$287	-\$3,444

Net Performance	Monthly	Annual
Net Operating Income	\$1,395	\$16,734
- Mortgage Payments	-\$1,080	-\$12,956
= Cash Flow	\$315	\$3,778
+ Principal Reduction	\$333	\$3,994
+ First-Year Appreciation	\$1,510	\$18,114
= Gross Equity Income	\$2,157	\$25,886
+ Tax Savings	\$41	\$497
= GEI w/Tax Savings	\$2,199	\$26,383

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$226,425	\$0
Monthly Payment	\$1,079.68	\$0.00
Loan Type	Amortizing ARM	
Term	10 Years	
Interest Rate	3.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.29
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	171
Capitalization Rate	5.5%
Cash on Cash Return	4%
Total Return on Investment	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
10 year ARM @ 3.99%; 1 year free mgt; Leased to Mar '25
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.