

## 1 Year Performance Projection

PRE-LEASED in Tuscaloosa + 2 Years Free Property Management  
Tuscaloosa, AL 35405  
4 Bed - 2 Bath - 2 Car Garage - Built 2023



Square Feet	1,769
Initial Market Value	\$299,900
Purchase Price	\$299,900
Downpayment	\$74,975
Loan Origination Fees	\$4,498
Depreciable Closing Costs	\$8,997
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$88,470</b>
Cost per Square Foot	\$170
Monthly Rent per Square Foot	\$1.07

Income	Monthly	Annual
Gross Rent	\$1,895	\$22,740
Vacancy Losses	-\$95	-\$1,137
<b>Operating Income</b>	<b>\$1,800</b>	<b>\$21,603</b>

Expenses	Monthly	Annual
Property Taxes	-\$170	-\$2,039
Insurance	-\$75	-\$900
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$21	-\$252
Maintenance	-\$38	-\$455
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$304</b>	<b>-\$3,646</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,496</b>	<b>\$17,957</b>
- Mortgage Payments	-\$1,347	-\$16,165
<b>= Cash Flow</b>	<b>\$149</b>	<b>\$1,792</b>
+ Principal Reduction	\$231	\$2,767
+ First-Year Appreciation	\$1,500	\$17,994
<b>= Gross Equity Income</b>	<b>\$1,879</b>	<b>\$22,553</b>
+ Tax Savings	\$128	\$1,541
<b>= GEI w/Tax Savings</b>	<b>\$2,008</b>	<b>\$24,094</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,925	\$0
Monthly Payment	\$1,347.09	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	158
Capitalization Rate	6.0%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>25%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

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

Comments
PRE-LEASED through March 2025! New construction with 1
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.