## 1 Year Performance Projection

New Construction Greater Birmingham Area Pell City, AL 35128 3 Bed - 2 Bath - New Construction

Square Feet	2,000
Initial Market Value	\$299,900
Purchase Price	\$299,900
Downpayment	\$74,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$7,498
Other Closing Costs and Fixup	\$800
Initial Cash Invested	\$83,272
Cost per Square Foot	\$150
Monthly Rent per Square Foot	\$1.02

Income	Monthly	Annual
Gross Rent	\$2,050	\$24,600
Vacancy Losses	-\$164	-\$1,968
Operating Income	\$1,886	\$22,632
Evenese	Monthly	Amarial

Expenses	Monthly	Annual
Property Taxes	-\$150	-\$1,799
Insurance	-\$75	-\$900
Management Fees	-\$60	-\$720
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$17	-\$204
Maintenance	-\$41	-\$492
Other	-\$0	-\$0
Operating Expenses	-\$343	-\$4,115

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	\$1,543	\$18,517
- Mortgage Payments	-\$1,534	-\$18,413
= Cash Flow	\$9	\$104
+ Principal Reduction	\$181	\$2,177
+ First-Year Appreciation	\$1,500	\$17,994
= Gross Equity Income	\$1,690	\$20,275
+ Tax Savings	\$192	\$2,304
= GEI w/Tax Savings	\$1,882	\$22,579



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,925	\$0
Monthly Payment	\$1,534.38	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.250%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.01
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	146
Capitalization Rate	6.2%
Cash on Cash Return	0%
Total Return on Investment	24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$60
Maintenance Percentage	2%

## Comments Beautiful 3 bedroom 2 bath in a popular area outside of

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