

## 1 Year Performance Projection

New Construction, PRE-LEASED until April 2025!  
Jasper, AL 35501  
5 Beds - 3 Baths - 2 Car Gar - Built in 2023



Square Feet	2,124
Initial Market Value	\$299,900
Purchase Price	\$299,900
Downpayment	\$74,975
Loan Origination Fees	\$6,748
Depreciable Closing Costs	\$8,997
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$90,720</b>
Cost per Square Foot	\$141
Monthly Rent per Square Foot	\$0.94

Income	Monthly	Annual
Gross Rent	\$1,995	\$23,940
Vacancy Losses	-\$100	-\$1,197
<b>Operating Income</b>	<b>\$1,895</b>	<b>\$22,743</b>

Expenses	Monthly	Annual
Property Taxes	-\$170	-\$2,039
Insurance	-\$75	-\$900
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$40	-\$479
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$285</b>	<b>-\$3,418</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,610</b>	<b>\$19,325</b>
- Mortgage Payments	-\$1,277	-\$15,325
<b>= Cash Flow</b>	<b>\$333</b>	<b>\$4,000</b>
+ Principal Reduction	\$252	\$3,030
+ First-Year Appreciation	\$1,500	\$17,994
<b>= Gross Equity Income</b>	<b>\$2,085</b>	<b>\$25,024</b>
+ Tax Savings	\$58	\$693
<b>= GEI w/Tax Savings</b>	<b>\$2,143</b>	<b>\$25,717</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,925	\$0
Monthly Payment	\$1,277.10	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.26
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	150
Capitalization Rate	6.4%
Cash on Cash Return	4%
<b>Total Return on Investment</b>	<b>28%</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 April 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.