

1 Year Performance Projection

New Construction in Birmingham Metro
Mount Olive, AL 35117
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,272
Initial Market Value	\$266,900
Purchase Price	\$266,900
Downpayment	\$80,070
Loan Origination Fees	\$1,868
Depreciable Closing Costs	\$2,669
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$84,607
Cost per Square Foot	\$210
Monthly Rent per Square Foot	\$1.36

Income	Monthly	Annual
Gross Rent	\$1,725	\$20,700
Vacancy Losses	-\$138	-\$1,656
Operating Income	\$1,587	\$19,044

Expenses	Monthly	Annual
Property Taxes	-\$178	-\$2,135
Insurance	-\$100	-\$1,201
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$34	-\$414
Other	-\$0	-\$0
Operating Expenses	-\$451	-\$5,406

Net Performance	Monthly	Annual
Net Operating Income	\$1,136	\$13,638
- Mortgage Payments	-\$1,181	-\$14,171
= Cash Flow	-\$44	-\$533
+ Principal Reduction	\$174	\$2,088
+ First-Year Appreciation	\$1,334	\$16,014
= Gross Equity Income	\$1,464	\$17,569
+ Tax Savings	\$180	\$2,163
= GEI w/Tax Savings	\$1,644	\$19,732

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$186,830	\$0
Monthly Payment	\$1,180.89	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.96
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	155
Capitalization Rate	5.1%
Cash on Cash Return	-1%
Total Return on Investment	21%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	\$108
Maintenance Percentage	2%

Comments
Photos may be representative. Furniture not included.

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