

1 Year Performance Projection

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



Square Feet	1,774
Initial Market Value	\$299,400
Purchase Price	\$299,400
Downpayment	\$89,820
Loan Origination Fees	\$2,096
Depreciable Closing Costs	\$2,994
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$94,910
Cost per Square Foot	\$169
Monthly Rent per Square Foot	\$1.03

Income	Monthly	Annual
Gross Rent	\$1,825	\$21,900
Vacancy Losses	-\$146	-\$1,752
Operating Income	\$1,679	\$20,148

Expenses	Monthly	Annual
Property Taxes	-\$200	-\$2,395
Insurance	-\$112	-\$1,347
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$30	-\$360
Maintenance	-\$36	-\$438
Other	-\$0	-\$0
Operating Expenses	-\$486	-\$5,836

Net Performance	Monthly	Annual
Net Operating Income	\$1,193	\$14,312
- Mortgage Payments	-\$1,325	-\$15,896
= Cash Flow	-\$132	-\$1,585
+ Principal Reduction	\$195	\$2,343
+ First-Year Appreciation	\$1,497	\$17,964
= Gross Equity Income	\$1,560	\$18,722
+ Tax Savings	\$230	\$2,765
= GEI w/Tax Savings	\$1,791	\$21,487

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$209,580	\$0
Monthly Payment	\$1,324.69	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.90
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	164
Capitalization Rate	4.8%
Cash on Cash Return	-2%
Total Return on Investment	20%
+ 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.