

1 Year Performance Projection

New Construction in Huntsville Metro
Madison, AL 35756
4 Beds - 2 Baths - 2 Car Garage

Square Feet	1,884
Initial Market Value	\$317,990
Purchase Price	\$317,990
Downpayment	\$95,397
Loan Origination Fees	\$2,226
Depreciable Closing Costs	\$3,180
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$100,803
Cost per Square Foot	\$169
Monthly Rent per Square Foot	\$1.17

Income	Monthly	Annual
Gross Rent	\$2,195	\$26,340
Vacancy Losses	-\$176	-\$2,107
Operating Income	\$2,019	\$24,233

Expenses	Monthly	Annual
Property Taxes	-\$212	-\$2,544
Insurance	-\$119	-\$1,431
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$36	-\$430
Maintenance	-\$44	-\$527
Other	-\$0	-\$0
Operating Expenses	-\$519	-\$6,228

Net Performance	Monthly	Annual
Net Operating Income	\$1,500	\$18,005
- Mortgage Payments	-\$1,407	-\$16,883
= Cash Flow	\$93	\$1,122
+ Principal Reduction	\$207	\$2,488
+ First-Year Appreciation	\$1,590	\$19,079
= Gross Equity Income	\$1,891	\$22,689
+ Tax Savings	\$165	\$1,974
= GEI w/Tax Savings	\$2,055	\$24,664



Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$222,593	\$0
Monthly Payment	\$1,406.94	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.07
Annual Gross Rent Multiplier		12
Monthly Gross Rent Multiplier		145
Capitalization Rate		5.7%
Cash on Cash Return		1%
Total Return on Investment		23%
+ 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.