

1 Year Performance Projection

New Construction in Huntsville Metro
Huntsville, AL 35811
4 Beds - 2 Baths - 2 Car Garage



Square Feet	1,558
Initial Market Value	\$279,900
Purchase Price	\$279,900
Downpayment	\$69,975
Loan Origination Fees	\$2,099
Depreciable Closing Costs	\$2,799
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$74,873
Cost per Square Foot	\$180
Monthly Rent per Square Foot	\$1.36

Income	Monthly	Annual
Gross Rent	\$2,125	\$25,500
Vacancy Losses	-\$170	-\$2,040
Operating Income	\$1,955	\$23,460

Expenses	Monthly	Annual
Property Taxes	-\$187	-\$2,239
Insurance	-\$105	-\$1,260
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$34	-\$412
Maintenance	-\$42	-\$510
Other	-\$0	-\$0
Operating Expenses	-\$476	-\$5,717

Net Performance	Monthly	Annual
Net Operating Income	\$1,479	\$17,743
- Mortgage Payments	-\$1,327	-\$15,922
= Cash Flow	\$152	\$1,821
+ Principal Reduction	\$196	\$2,346
+ First-Year Appreciation	\$1,400	\$16,794
= Gross Equity Income	\$1,747	\$20,961
+ Tax Savings	\$117	\$1,398
= GEI w/Tax Savings	\$1,863	\$22,360

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$209,925	\$0
Monthly Payment	\$1,326.87	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	132
Capitalization Rate	6.3%
Cash on Cash Return	2%
Total Return on Investment	28%
+ 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.