

1 Year Performance Projection

New Construction in Huntsville Metro
Athens, AL 35613
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,846
Initial Market Value	\$299,895
Purchase Price	\$299,895
Downpayment	\$74,974
Loan Origination Fees	\$2,249
Depreciable Closing Costs	\$2,999
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$80,222
Cost per Square Foot	\$162
Monthly Rent per Square Foot	\$1.16

Income	Monthly	Annual
Gross Rent	\$2,150	\$25,800
Vacancy Losses	-\$172	-\$2,064
Operating Income	\$1,978	\$23,736

Expenses	Monthly	Annual
Property Taxes	-\$200	-\$2,399
Insurance	-\$112	-\$1,350
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$12	-\$150
Maintenance	-\$43	-\$516
Other	-\$0	-\$0
Operating Expenses	-\$476	-\$5,711

Net Performance	Monthly	Annual
Net Operating Income	\$1,502	\$18,025
- Mortgage Payments	-\$1,330	-\$15,966
= Cash Flow	\$172	\$2,059
+ Principal Reduction	\$236	\$2,827
+ First-Year Appreciation	\$1,499	\$17,994
= Gross Equity Income	\$1,907	\$22,880
+ Tax Savings	\$113	\$1,354
= GEI w/Tax Savings	\$2,019	\$24,234

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,921	\$0
Monthly Payment	\$1,330.49	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.13
Annual Gross Rent Multiplier		12
Monthly Gross Rent Multiplier		139
Capitalization Rate		6.0%
Cash on Cash Return		3%
Total Return on Investment		29%
+ 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.	