

1 Year Performance Projection

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



Square Feet	1,703
Initial Market Value	\$293,985
Purchase Price	\$293,985
Downpayment	\$73,496
Loan Origination Fees	\$2,205
Depreciable Closing Costs	\$2,940
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$78,641
Cost per Square Foot	\$173
Monthly Rent per Square Foot	\$1.23

Income	Monthly	Annual
Gross Rent	\$2,095	\$25,140
Vacancy Losses	-\$168	-\$2,011
Operating Income	\$1,927	\$23,129

Expenses	Monthly	Annual
Property Taxes	-\$196	-\$2,352
Insurance	-\$110	-\$1,323
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$21	-\$250
Maintenance	-\$42	-\$503
Other	-\$0	-\$0
Operating Expenses	-\$477	-\$5,724

Net Performance	Monthly	Annual
Net Operating Income	\$1,450	\$17,405
- Mortgage Payments	-\$1,304	-\$15,651
= Cash Flow	\$146	\$1,754
+ Principal Reduction	\$231	\$2,771
+ First-Year Appreciation	\$1,470	\$17,639
= Gross Equity Income	\$1,847	\$22,164
+ Tax Savings	\$118	\$1,418
= GEI w/Tax Savings	\$1,965	\$23,582

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$220,489	\$0
Monthly Payment	\$1,304.27	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.875%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	140
Capitalization Rate	5.9%
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.