

1 Year Performance Projection

Currently Occupied with solid tenant!
Montgomery, AL 36117
3 bdrm/ 2 bath - Built 2021



Square Feet	1,375
Initial Market Value	\$205,000
Purchase Price	\$205,000
Downpayment	\$51,250
Loan Origination Fees	\$1,538
Depreciable Closing Costs	\$6,150
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$58,938
Cost per Square Foot	\$149
Monthly Rent per Square Foot	\$1.16

Income	Monthly	Annual
Gross Rent	\$1,600	\$19,200
Vacancy Losses	-\$80	-\$960
Operating Income	\$1,520	\$18,240

Expenses	Monthly	Annual
Property Taxes	-\$128	-\$1,538
Insurance	-\$60	-\$718
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$32	-\$384
Other	-\$0	-\$0
Operating Expenses	-\$220	-\$2,639

Net Performance	Monthly	Annual
Net Operating Income	\$1,300	\$15,601
- Mortgage Payments	-\$972	-\$11,662
= Cash Flow	\$328	\$3,939
+ Principal Reduction	\$143	\$1,718
+ First-Year Appreciation	\$1,025	\$12,300
= Gross Equity Income	\$1,496	\$17,958
+ Tax Savings	\$15	\$182
= GEI w/Tax Savings	\$1,512	\$18,139

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$153,750	\$0
Monthly Payment	\$971.80	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.34
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	128
Capitalization Rate	7.6%
Cash on Cash Return	7%
Total Return on Investment	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	0%
Maintenance Percentage	2%

Comments
Currently leased through Jan 2025.
Property was rec

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.