

1 Year Performance Projection

New Construction in Birmingham Metro
 Odenville, AL 35120
 3 Beds - 2 Baths - 2 Car Garage



| | |
|-------------------------------|-----------------|
| Square Feet | 1,216 |
| Initial Market Value | \$223,950 |
| Purchase Price | \$223,950 |
| Downpayment | \$67,185 |
| Loan Origination Fees | \$1,568 |
| Depreciable Closing Costs | \$2,240 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$70,992 |
| Cost per Square Foot | \$184 |
| Monthly Rent per Square Foot | \$1.31 |

| Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross Rent | \$1,595 | \$19,140 |
| Vacancy Losses | -\$128 | -\$1,531 |
| Operating Income | \$1,467 | \$17,609 |

| Expenses | Monthly | Annual |
|---------------------------|---------------|-----------------|
| Property Taxes | -\$149 | -\$1,792 |
| Insurance | -\$84 | -\$1,008 |
| Management Fees | -\$108 | -\$1,296 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$30 | -\$360 |
| Maintenance | -\$32 | -\$383 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$403 | -\$4,838 |

| Net Performance | Monthly | Annual |
|------------------------------|----------------|-----------------|
| Net Operating Income | \$1,064 | \$12,771 |
| - Mortgage Payments | -\$991 | -\$11,890 |
| = Cash Flow | \$73 | \$880 |
| + Principal Reduction | \$146 | \$1,752 |
| + First-Year Appreciation | \$1,120 | \$13,437 |
| = Gross Equity Income | \$1,339 | \$16,069 |
| + Tax Savings | \$113 | \$1,360 |
| = GEI w/Tax Savings | \$1,452 | \$17,429 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 70% | 0% |
| Loan Amount | \$156,765 | \$0 |
| Monthly Payment | \$990.86 | \$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 | 140 |
| 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 |
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| Photos may be representative. |
| *Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing. |