

1 Year Performance Projection

New Construction in Huntsville Metro
Huntsville, AL 35756
3 Beds - 2 Baths - 2 Car Garage



Square Feet	1,537
Initial Market Value	\$278,888
Purchase Price	\$278,888
Downpayment	\$69,722
Loan Origination Fees	\$2,092
Depreciable Closing Costs	\$2,789
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$74,603
Cost per Square Foot	\$181
Monthly Rent per Square Foot	\$1.43

Income	Monthly	Annual
Gross Rent	\$2,195	\$26,340
Vacancy Losses	-\$176	-\$2,107
Operating Income	\$2,019	\$24,233

Expenses	Monthly	Annual
Property Taxes	-\$186	-\$2,231
Insurance	-\$105	-\$1,255
Management Fees	-\$108	-\$1,296
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$34	-\$412
Maintenance	-\$44	-\$527
Other	-\$0	-\$0
Operating Expenses	-\$477	-\$5,721

Net Performance	Monthly	Annual
Net Operating Income	\$1,543	\$18,512
- Mortgage Payments	-\$1,322	-\$15,865
= Cash Flow	\$221	\$2,647
+ Principal Reduction	\$195	\$2,338
+ First-Year Appreciation	\$1,394	\$16,733
= Gross Equity Income	\$1,810	\$21,718
+ Tax Savings	\$92	\$1,108
= GEI w/Tax Savings	\$1,902	\$22,826

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$209,166	\$0
Monthly Payment	\$1,322.07	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.17
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	127
Capitalization Rate	6.6%
Cash on Cash Return	4%
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.