

1 Year Performance Projection

New Construction in Huntsville Metro
Owens Cross Roads, AL 35763
4 Beds - 2 Baths - 2 Car Garage



| | |
|-------------------------------|-----------------|
| Square Feet | 1,497 |
| Initial Market Value | \$271,900 |
| Purchase Price | \$271,900 |
| Downpayment | \$67,975 |
| Loan Origination Fees | \$2,039 |
| Depreciable Closing Costs | \$2,719 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$72,733 |
| Cost per Square Foot | \$182 |
| Monthly Rent per Square Foot | \$1.37 |

| Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross Rent | \$2,050 | \$24,600 |
| Vacancy Losses | -\$164 | -\$1,968 |
| Operating Income | \$1,886 | \$22,632 |

| Expenses | Monthly | Annual |
|---------------------------|---------------|-----------------|
| Property Taxes | -\$181 | -\$2,175 |
| Insurance | -\$102 | -\$1,224 |
| Management Fees | -\$108 | -\$1,296 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$23 | -\$276 |
| Maintenance | -\$41 | -\$492 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$455 | -\$5,463 |

| Net Performance | Monthly | Annual |
|------------------------------|----------------|-----------------|
| Net Operating Income | \$1,431 | \$17,169 |
| - Mortgage Payments | -\$1,289 | -\$15,467 |
| = Cash Flow | \$142 | \$1,702 |
| + Principal Reduction | \$190 | \$2,279 |
| + First-Year Appreciation | \$1,360 | \$16,314 |
| = Gross Equity Income | \$1,691 | \$20,295 |
| + Tax Savings | \$115 | \$1,381 |
| = GEI w/Tax Savings | \$1,806 | \$21,677 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$203,925 | \$0 |
| Monthly Payment | \$1,288.94 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 6.500% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|--|------------|
| Debt Coverage Ratio | 1.11 |
| Annual Gross Rent Multiplier | 11 |
| Monthly Gross Rent Multiplier | 133 |
| Capitalization Rate | 6.3% |
| 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. A+ schools! |

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