

## 1 Year Performance Projection

New Construction in Huntsville Metro  
Huntsville, AL 35811  
3 Beds - 2 Baths - 2 Car Garage



|                               |                 |
|-------------------------------|-----------------|
| Square Feet                   | 1,683           |
| Initial Market Value          | \$278,815       |
| Purchase Price                | \$278,815       |
| Downpayment                   | \$69,704        |
| Loan Origination Fees         | \$2,091         |
| Depreciable Closing Costs     | \$2,788         |
| Other Closing Costs and Fixup | \$0             |
| <b>Initial Cash Invested</b>  | <b>\$74,583</b> |
| Cost per Square Foot          | \$166           |
| Monthly Rent per Square Foot  | \$1.30          |

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

| Expenses                  | Monthly       | Annual          |
|---------------------------|---------------|-----------------|
| Property Taxes            | -\$186        | -\$2,231        |
| Insurance                 | -\$105        | -\$1,255        |
| Management Fees           | -\$108        | -\$1,296        |
| Leasing/Advertising Fees  | -\$0          | -\$0            |
| Association Fees          | -\$42         | -\$500          |
| Maintenance               | -\$44         | -\$527          |
| Other                     | -\$0          | -\$0            |
| <b>Operating Expenses</b> | <b>-\$484</b> | <b>-\$5,808</b> |

| Net Performance              | Monthly        | Annual          |
|------------------------------|----------------|-----------------|
| <b>Net Operating Income</b>  | <b>\$1,535</b> | <b>\$18,425</b> |
| - Mortgage Payments          | -\$1,322       | -\$15,861       |
| <b>= Cash Flow</b>           | <b>\$214</b>   | <b>\$2,564</b>  |
| + Principal Reduction        | \$195          | \$2,337         |
| + First-Year Appreciation    | \$1,394        | \$16,729        |
| <b>= Gross Equity Income</b> | <b>\$1,803</b> | <b>\$21,630</b> |
| + Tax Savings                | \$95           | \$1,136         |
| <b>= GEI w/Tax Savings</b>   | <b>\$1,897</b> | <b>\$22,766</b> |

| Mortgage Info       | First            | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75%              | 0%     |
| Loan Amount         | \$209,111        | \$0    |
| Monthly Payment     | \$1,321.73       | \$0.00 |
| Loan Type           | Amortizing Fixed |        |
| Term                | 30 Years         |        |
| Interest Rate       | 6.500%           | 0.000% |
| Monthly PMI         | \$0              |        |

| Financial Indicators                                           |            |
|----------------------------------------------------------------|------------|
| Debt Coverage Ratio                                            | 1.16       |
| Annual Gross Rent Multiplier                                   | 11         |
| Monthly Gross Rent Multiplier                                  | 127        |
| Capitalization Rate                                            | 6.6%       |
| Cash on Cash Return                                            | 3%         |
| <b>Total Return on Investment</b>                              | <b>29%</b> |
| <b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b> |            |

| 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.