

Alliance Wealth Builders, Inc.

Investment Property Proforma

Ph. (205) 552-7009

2307 3rd Avenue

Irondale AL

35210

Sales Price:	\$84,900.00
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Beds	4
Baths	1 . 5
Sq. Ft	1305
Yr. Built	2002
Yr. Renovated	2015

Rental Analysis:

Monthly Gross Rent	\$ 950.00
Annual Gross Rent	\$ 11,400.00

Operating Expenses

	Annual	Monthly
Vacancy	\$ 912.00	\$ 76.00
Maintenance	\$ 798.00	\$ 66.50
Management	\$ 1,140.00	\$ 95.00
Taxes	\$ 1,273.50	\$ 106.13
Insurance	\$ 849.00	\$ 70.75
Other Fees	\$ -00	\$ -00
Total Operating Expenses	\$ 4,972.50	\$ 414.38

Cash Purchase Analysis:

Closing Costs	\$ 2,547.00
Total Purchase Cost	\$ 87,447.00
Operating Expenses Ratio	43.6%
Monthly NOI	\$ 535.63
Annual NOI	\$ 6,427.50
Estimated ROI - Year 1	7.35%
Estimated ROI - Years 2+	7.57%

Assumptions:

Vacancy	8.0%
Maintenance	7.0%
Management	10.0%
Taxes	1.50%
Insurance	1.00%
Closing Cost	3.00%

Financed Purchase Analysis:

Down Payment	\$ 16,980.00
Closing Costs	\$ 5,094.00
Total Purchase Cost	\$ 22,074.00
Monthly Loan Payment	\$ 364.61
Operating Expenses Ratio	46.8%
Monthly NOI	\$ 171.02
Annual NOI	\$ 2,052.19
Estimated ROI - Year 1	9.30%
Estimated ROI - Years 2+	12.09%

Financing Assumptions:

Interest rate	5.00%
Loan Term	30
Down Payment	20%
Closing Costs	6%

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