

Purchase Analysis

6101 Cathwick Dr
6101 Cathwick Dr
McCalla, AL 35111



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Purchase Info	
Purchase Price	\$134,900
- First Mortgage	-\$107,920
- Second Mortgage	-\$0
= Downpayment	\$26,980
+ Buying Costs	\$8,094
+ Initial Improvements	\$0
= Initial Cash Invested	\$35,074
Square Feet	1,374
Cost per Square Foot	\$98
Monthly Rent per Square Foot	\$0.98

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$107,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$579.34	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.3
Operating Expense Ratio	33.7%
Debt Coverage Ratio	1.47
Cap Rate (Purchase Price)	7.6%
Cash on Cash Return	9.3%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	1.0%
Expense Inflation Rate	1.0%
LTV for Refinance	70.0%
Selling Costs	\$8,094

Income	Monthly	Annual
Gross Rent	\$1,350	\$16,200
Vacancy Loss	-\$68	-\$810
Operating Income	\$1,282	\$15,390

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$64	-\$770
Insurance (5%)	-\$58	-\$700
Management Fees (10%)	-\$128	-\$1,539
Taxes (13%)	-\$169	-\$2,024
Association Fees (1%)	-\$12	-\$150
Operating Expenses (34%)	-\$432	-\$5,182

Net Performance	Monthly	Annual
Net Operating Income	\$851	\$10,208
- Mortgage Payments	-\$579	-\$6,952
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$271	\$3,256