

**230 Allegheny Dr**  
 230 Allegheny Dr  
 Birmingham, AL 35214



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$104,900
- First Mortgage	-\$83,920
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$20,980</b>
+ Buying Costs	\$6,294
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$27,274</b>
Square Feet	1,631
Cost per Square Foot	\$64
Monthly Rent per Square Foot	\$0.59

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$83,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
<b>Payment</b>	<b>\$450.50</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.1
Operating Expense Ratio	28.5%
Debt Coverage Ratio	1.45
Cap Rate (Purchase Price)	7.5%
<b>Cash on Cash Return</b>	<b>8.9%</b>

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%

Income	Monthly	Annual
Gross Rent	\$960	\$11,520
Vacancy Loss	-\$48	-\$576
<b>Operating Income</b>	<b>\$912</b>	<b>\$10,944</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$46	-\$547
Insurance (6%)	-\$58	-\$700
Management Fees (10%)	-\$91	-\$1,094
Taxes (7%)	-\$65	-\$780
<b>Operating Expenses (29%)</b>	<b>-\$260</b>	<b>-\$3,122</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$652</b>	<b>\$7,822</b>
- Mortgage Payments	-\$450	-\$5,406
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$201</b>	<b>\$2,416</b>