

212 12th Ave
212 12th Ave
Midfield, AL 35228



Stephanie Bethea
205-243-8034
sbethea@awbcorp.com
alliancewealthbuilders.com

Purchase Info	
Purchase Price	\$59,900
+ Buying Costs	\$1,198
+ Initial Improvements	\$0
= Initial Cash Invested	\$61,098
Square Feet	888
Cost per Square Foot	\$67
Monthly Rent per Square Foot	\$0.82

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	6.9
Operating Expense Ratio	28.9%
Cap Rate (Purchase Price)	9.8%
Cash on Cash Return	9.6%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	1.0%
Expense Inflation Rate	1.0%
LTV for Refinance	70.0%

Income	Monthly	Annual
Gross Rent	\$725	\$8,700
Vacancy Loss	-\$36	-\$435
Operating Income	\$689	\$8,265

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$34	-\$413
Insurance (5%)	-\$33	-\$400
Management Fees (10%)	-\$69	-\$826
Taxes (9%)	-\$62	-\$749
Association Fees (0%)	-\$0	-\$0
Operating Expenses (29%)	-\$199	-\$2,388

Net Performance	Monthly	Annual
Net Operating Income	\$490	\$5,876
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$490	\$5,876

Disclaimer: There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The Pro-forma numbers are projections based on historical data, but future performance cannot be guaranteed as markets and economies shift. Rents, property taxes, insurance, loan rates, maintenance and vacancy costs all vary depending on micro and macro-economic factors. Investors should perform their own due diligence to best forecast the potential performance of their rental properties.