

5474 Flint Hill Cir
 5474 Flint Hill Cir
 Bessemer, AL 35022



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

| Purchase Info | |
|--------------------------------|-----------------|
| Purchase Price | \$149,900 |
| - First Mortgage | -\$119,920 |
| - Second Mortgage | -\$0 |
| = Downpayment | \$29,980 |
| + Buying Costs | \$8,994 |
| + Initial Improvements | \$0 |
| = Initial Cash Invested | \$38,974 |
| Square Feet | 1,556 |
| Cost per Square Foot | \$96 |
| Monthly Rent per Square Foot | \$0.90 |

| Mortgages | First | Second |
|---------------------|-----------------|---------------|
| Loan-To-Cost Ratio | 80% | 0% |
| Loan-To-Value Ratio | 80% | 0% |
| Loan Amount | \$119,920 | \$0 |
| Loan Type | Amortizing | |
| Term | 30 Years | |
| Interest Rate | 5.5% | |
| Payment | \$680.89 | \$0.00 |

| Financial Metrics (Year 1) | |
|------------------------------|-------------|
| Annual Gross Rent Multiplier | 9.0 |
| Operating Expense Ratio | 34.0% |
| Debt Coverage Ratio | 1.28 |
| Cap Rate (Purchase Price) | 7.0% |
| Cash on Cash Return | 6.0% |

| 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 | \$1,395 | \$16,740 |
| Vacancy Loss | -\$70 | -\$837 |
| Operating Income | \$1,325 | \$15,903 |

| Expenses (% of Income) | Monthly | Annual |
|---------------------------------|---------------|-----------------|
| Cleaning & Maintenance (5%) | -\$66 | -\$795 |
| Insurance (5%) | -\$71 | -\$850 |
| Management Fees (10%) | -\$133 | -\$1,590 |
| Taxes (14%) | -\$181 | -\$2,174 |
| Association Fees (0%) | -\$0 | -\$0 |
| Operating Expenses (34%) | -\$451 | -\$5,409 |

| Net Performance | Monthly | Annual |
|-----------------------------|--------------|-----------------|
| Net Operating Income | \$874 | \$10,494 |
| - Mortgage Payments | -\$681 | -\$8,171 |
| - Year 1 Improvements | -\$0 | -\$0 |
| = Cash Flow | \$194 | \$2,323 |