

2305 9th PI NW
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 Birmingham, AL 35215



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Purchase Info	
Purchase Price	\$105,900
- First Mortgage	-\$84,720
- Second Mortgage	-\$0
= Downpayment	\$21,180
+ Buying Costs	\$6,354
+ Initial Improvements	\$0
= Initial Cash Invested	\$27,534
Square Feet	1,342
Cost per Square Foot	\$79
Monthly Rent per Square Foot	\$0.78

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$84,720	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
Payment	\$481.03	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.4
Operating Expense Ratio	32.1%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	7.7%
Cash on Cash Return	8.5%

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	\$1,050	\$12,600
Vacancy Loss	-\$52	-\$630
Operating Income	\$998	\$11,970

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$50	-\$598
Insurance (6%)	-\$60	-\$725
Management Fees (10%)	-\$100	-\$1,197
Taxes (11%)	-\$110	-\$1,324
Association Fees (0%)	-\$0	-\$0
Operating Expenses (32%)	-\$320	-\$3,844

Net Performance	Monthly	Annual
Net Operating Income	\$677	\$8,126
- Mortgage Payments	-\$481	-\$5,772
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$196	\$2,353