

**3024 Brandice Cir**  
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 Adamsville, AL 35005



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Purchase Info	
Purchase Price	\$84,900
- First Mortgage	-\$67,920
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$16,980</b>
+ Buying Costs	\$5,094
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$22,074</b>
Square Feet	1,050
Cost per Square Foot	\$81
Monthly Rent per Square Foot	\$0.81

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$67,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
<b>Payment</b>	<b>\$385.64</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.3
Operating Expense Ratio	28.9%
Debt Coverage Ratio	1.49
Cap Rate (Purchase Price)	8.1%
<b>Cash on Cash Return</b>	<b>10.2%</b>

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	\$850	\$10,200
Vacancy Loss	-\$42	-\$510
<b>Operating Income</b>	<b>\$808</b>	<b>\$9,690</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$40	-\$484
Insurance (6%)	-\$46	-\$550
Management Fees (10%)	-\$81	-\$969
Taxes (8%)	-\$67	-\$800
Association Fees (0%)	-\$0	-\$0
<b>Operating Expenses (29%)</b>	<b>-\$234</b>	<b>-\$2,804</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$574</b>	<b>\$6,886</b>
- Mortgage Payments	-\$386	-\$4,628
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$188</b>	<b>\$2,259</b>