

3708 Gray Oaks Dr
3708 Gray Oaks Dr
Bessemer, AL 35020



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

Purchase Info	
Purchase Price	\$117,900
- First Mortgage	-\$94,320
- Second Mortgage	-\$0
= Downpayment	\$23,580
+ Buying Costs	\$7,074
+ Initial Improvements	\$0
= Initial Cash Invested	\$30,654
Square Feet	1,188
Cost per Square Foot	\$99
Monthly Rent per Square Foot	\$0.97

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$94,320	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
Payment	\$535.54	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.5
Operating Expense Ratio	30.8%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	7.7%
Cash on Cash Return	8.6%

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	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
Operating Income	\$1,092	\$13,110

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (6%)	-\$65	-\$775
Management Fees (10%)	-\$109	-\$1,311
Taxes (10%)	-\$108	-\$1,297
Association Fees (0%)	-\$0	-\$0
Operating Expenses (31%)	-\$337	-\$4,038

Net Performance	Monthly	Annual
Net Operating Income	\$756	\$9,072
- Mortgage Payments	-\$536	-\$6,426
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$220	\$2,645