

101 14th Court NW
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Birmingham, AL 35215



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Purchase Info	
Purchase Price	\$76,900
- First Mortgage	-\$61,520
- Second Mortgage	-\$0
= Downpayment	\$15,380
+ Buying Costs	\$4,614
+ Initial Improvements	\$0
= Initial Cash Invested	\$19,994
Square Feet	1,152
Cost per Square Foot	\$67
Monthly Rent per Square Foot	\$0.72

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$61,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
Payment	\$349.30	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	7.8
Operating Expense Ratio	27.9%
Debt Coverage Ratio	1.62
Cap Rate (Purchase Price)	8.8%
Cash on Cash Return	12.9%

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	\$825	\$9,900
Vacancy Loss	-\$41	-\$495
Operating Income	\$784	\$9,405

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$39	-\$470
Insurance (5%)	-\$42	-\$500
Management Fees (10%)	-\$78	-\$940
Taxes (8%)	-\$60	-\$715
Association Fees (0%)	-\$0	-\$0
Operating Expenses (28%)	-\$219	-\$2,626

Net Performance	Monthly	Annual
Net Operating Income	\$565	\$6,779
- Mortgage Payments	-\$349	-\$4,192
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$216	\$2,588