

3107 Sleepy Hollow Dr
 3107 Sleepy Hollow Dr
 Birmingham, AL 35215



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

Purchase Info	
Purchase Price	\$113,900
- First Mortgage	-\$91,120
- Second Mortgage	-\$0
= Downpayment	\$22,780
+ Buying Costs	\$6,834
+ Initial Improvements	\$0
= Initial Cash Invested	\$29,614
Square Feet	1,122
Cost per Square Foot	\$102
Monthly Rent per Square Foot	\$0.98

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$91,120	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
Payment	\$517.37	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.6
Operating Expense Ratio	31.0%
Debt Coverage Ratio	1.39
Cap Rate (Purchase Price)	7.6%
Cash on Cash Return	8.2%

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	\$1,100	\$13,200
Vacancy Loss	-\$55	-\$660
Operating Income	\$1,045	\$12,540

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$52	-\$627
Insurance (6%)	-\$58	-\$700
Management Fees (10%)	-\$104	-\$1,254
Taxes (10%)	-\$109	-\$1,310
Association Fees (0%)	-\$0	-\$0
Operating Expenses (31%)	-\$324	-\$3,891

Net Performance	Monthly	Annual
Net Operating Income	\$721	\$8,649
- Mortgage Payments	-\$517	-\$6,208
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$203	\$2,441