

816 Nelson Dr
 816 Nelson Dr
 Birmingham, AL 35215



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Purchase Info	
Purchase Price	\$86,900
- First Mortgage	-\$69,520
- Second Mortgage	-\$0
= Downpayment	\$17,380
+ Buying Costs	\$5,214
+ Initial Improvements	\$0
= Initial Cash Invested	\$22,594
Square Feet	1,182
Cost per Square Foot	\$74
Monthly Rent per Square Foot	\$0.75

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$69,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$373.20	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.2
Operating Expense Ratio	32.3%
Debt Coverage Ratio	1.53
Cap Rate (Purchase Price)	7.9%
Cash on Cash Return	10.4%

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	\$885	\$10,620
Vacancy Loss	-\$44	-\$531
Operating Income	\$841	\$10,089

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$42	-\$504
Insurance (5%)	-\$46	-\$550
Management Fees (10%)	-\$84	-\$1,009
Taxes (12%)	-\$100	-\$1,196
Operating Expenses (32%)	-\$272	-\$3,259

Net Performance	Monthly	Annual
Net Operating Income	\$569	\$6,830
- Mortgage Payments	-\$373	-\$4,478
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$196	\$2,351