

**838 Danton Ln**  
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 Irondale, AL 35210



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Purchase Info	
Purchase Price	\$126,900
- First Mortgage	-\$101,520
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$25,380</b>
+ Buying Costs	\$7,614
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$32,994</b>
Square Feet	1,080
Cost per Square Foot	\$118
Monthly Rent per Square Foot	\$1.11

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$101,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
<b>Payment</b>	<b>\$576.42</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.8
Operating Expense Ratio	30.9%
Debt Coverage Ratio	1.36
Cap Rate (Purchase Price)	7.4%
<b>Cash on Cash Return</b>	<b>7.6%</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	\$1,195	\$14,340
Vacancy Loss	-\$60	-\$717
<b>Operating Income</b>	<b>\$1,135</b>	<b>\$13,623</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$57	-\$681
Insurance (6%)	-\$65	-\$775
Management Fees (10%)	-\$114	-\$1,362
Taxes (10%)	-\$116	-\$1,396
Association Fees (0%)	-\$0	-\$0
<b>Operating Expenses (31%)</b>	<b>-\$351</b>	<b>-\$4,214</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$784</b>	<b>\$9,409</b>
- Mortgage Payments	-\$576	-\$6,917
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$208</b>	<b>\$2,492</b>