

**4506 6th St E**  
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 Tuscaloosa , AL 35404



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Purchase Info	
Purchase Price	\$122,900
- First Mortgage	-\$98,320
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$24,580</b>
+ Buying Costs	\$7,374
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$31,954</b>
Square Feet	1,797
Cost per Square Foot	\$68
Monthly Rent per Square Foot	\$0.64

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$98,320	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
<b>Payment</b>	<b>\$558.25</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.9
Operating Expense Ratio	27.8%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	7.7%
<b>Cash on Cash Return</b>	<b>8.7%</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	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
<b>Operating Income</b>	<b>\$1,092</b>	<b>\$13,110</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (6%)	-\$62	-\$750
Management Fees (10%)	-\$109	-\$1,311
Taxes (7%)	-\$77	-\$922
Association Fees (0%)	-\$0	-\$0
<b>Operating Expenses (28%)</b>	<b>-\$303</b>	<b>-\$3,638</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$789</b>	<b>\$9,472</b>
- Mortgage Payments	-\$558	-\$6,699
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$231</b>	<b>\$2,773</b>