

1200 Sweetwater Cir
 1200 Sweetwater Cir
 Birmingham, AL 35235



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

Purchase Info	
Purchase Price	\$114,900
- First Mortgage	-\$91,920
- Second Mortgage	-\$0
= Downpayment	\$22,980
+ Buying Costs	\$6,894
+ Initial Improvements	\$0
= Initial Cash Invested	\$29,874
Square Feet	1,400
Cost per Square Foot	\$82
Monthly Rent per Square Foot	\$0.82

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$91,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
Payment	\$521.91	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.3
Operating Expense Ratio	30.4%
Debt Coverage Ratio	1.46
Cap Rate (Purchase Price)	7.9%
Cash on Cash Return	9.6%

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
Operating Income	\$1,092	\$13,110

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (5%)	-\$58	-\$700
Management Fees (10%)	-\$109	-\$1,311
Taxes (10%)	-\$110	-\$1,321
Association Fees (0%)	-\$0	-\$0
Operating Expenses (30%)	-\$332	-\$3,988

Net Performance	Monthly	Annual
Net Operating Income	\$760	\$9,122
- Mortgage Payments	-\$522	-\$6,263
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$238	\$2,859