

**65 Jackson Ln**  
 65 Jackson Ln  
 Lincoln, AL 35096



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

Purchase Info	
Purchase Price	\$224,900
- First Mortgage	-\$168,675
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$56,225</b>
+ Buying Costs	\$6,747
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$62,972</b>
Square Feet	3,300
Cost per Square Foot	\$68
Monthly Rent per Square Foot	\$0.60

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$168,675	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5.5%	
<b>Payment</b>	<b>\$957.72</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.5
Operating Expense Ratio	27.8%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	7.2%
<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	\$1,975	\$23,700
Vacancy Loss	-\$99	-\$1,185
<b>Operating Income</b>	<b>\$1,876</b>	<b>\$22,515</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$94	-\$1,126
Insurance (7%)	-\$125	-\$1,500
Management Fees (9%)	-\$169	-\$2,026
Taxes (7%)	-\$134	-\$1,614
Association Fees (0%)	-\$0	-\$0
<b>Operating Expenses (28%)</b>	<b>-\$522</b>	<b>-\$6,266</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,354</b>	<b>\$16,249</b>
- Mortgage Payments	-\$958	-\$11,493
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$396</b>	<b>\$4,756</b>