

3057 Apple Valley Ln  
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Birmingham, AL 35215



Alliance Wealth Builders

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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                    | 1,354           |
| Cost per Square Foot           | \$91            |
| Monthly Rent per Square Foot   | \$0.78          |

| 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%              |               |
| <b>Payment</b>      | <b>\$527.80</b> | <b>\$0.00</b> |

| Financial Metrics (Year 1)   |             |
|------------------------------|-------------|
| Annual Gross Rent Multiplier | 9.8         |
| Operating Expense Ratio      | 31.7%       |
| Debt Coverage Ratio          | 1.29        |
| Cap Rate (Purchase Price)    | 6.6%        |
| <b>Cash on Cash Return</b>   | <b>5.7%</b> |

| Assumptions            |       |
|------------------------|-------|
| Appreciation Rate      | 3.0%  |
| Vacancy Rate           | 5.0%  |
| Income Inflation Rate  | 3.0%  |
| Expense Inflation Rate | 3.0%  |
| LTV for Refinance      | 70.0% |

| Income                  | Monthly      | Annual          |
|-------------------------|--------------|-----------------|
| Gross Rent              | \$1,050      | \$12,600        |
| Vacancy Loss            | -\$52        | -\$630          |
| <b>Operating Income</b> | <b>\$998</b> | <b>\$11,970</b> |

| Expenses (% of Income)          | Monthly       | Annual          |
|---------------------------------|---------------|-----------------|
| Cleaning & Maintenance (5%)     | -\$50         | -\$598          |
| Insurance (6%)                  | -\$65         | -\$775          |
| Management Fees (10%)           | -\$100        | -\$1,197        |
| Taxes (10%)                     | -\$102        | -\$1,229        |
| <b>Operating Expenses (32%)</b> | <b>-\$317</b> | <b>-\$3,800</b> |

| Net Performance             | Monthly      | Annual         |
|-----------------------------|--------------|----------------|
| <b>Net Operating Income</b> | <b>\$681</b> | <b>\$8,170</b> |
| - Mortgage Payments         | -\$528       | -\$6,334       |
| - Year 1 Improvements       | -\$0         | -\$0           |
| <b>= Cash Flow</b>          | <b>\$153</b> | <b>\$1,837</b> |

Disclaimer: There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The Pro-forma numbers are projections based on historical data, but future performance cannot be guaranteed as markets and economies shift. Rents, property taxes, insurance, loan rates, maintenance and vacancy costs all vary depending on micro and macro-economic factors. Investors should perform their own due diligence to best forecast the potential performance of their rental properties.