

115 Fox Hollies Blvd
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 Bessemer, AL 35022



Alliance Wealth Builders
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Purchase Info	
Purchase Price	\$139,900
- First Mortgage	-\$111,920
- Second Mortgage	-\$0
= Downpayment	\$27,980
+ Buying Costs	\$8,394
+ Initial Improvements	\$0
= Initial Cash Invested	\$36,374
Square Feet	1,229
Cost per Square Foot	\$114
Monthly Rent per Square Foot	\$1.05

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$111,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$600.81	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.0
Operating Expense Ratio	31.5%
Debt Coverage Ratio	1.40
Cap Rate (Purchase Price)	7.2%
Cash on Cash Return	8.0%

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	\$1,295	\$15,540
Vacancy Loss	-\$65	-\$777
Operating Income	\$1,230	\$14,763

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$62	-\$738
Insurance (6%)	-\$69	-\$825
Management Fees (10%)	-\$123	-\$1,476
Taxes (11%)	-\$134	-\$1,609
Operating Expenses (31%)	-\$387	-\$4,648

Net Performance	Monthly	Annual
Net Operating Income	\$843	\$10,115
- Mortgage Payments	-\$601	-\$7,210
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$242	\$2,905