

**1157 Redwol Dr**  
 1157 Redwol Dr  
 Birmingham, AL 35215



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$116,900
- First Mortgage	-\$93,520
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$23,380</b>
+ Buying Costs	\$7,014
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$30,394</b>
Square Feet	1,094
Cost per Square Foot	\$107
Monthly Rent per Square Foot	\$0.94

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$93,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
<b>Payment</b>	<b>\$502.04</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.5
Operating Expense Ratio	33.9%
Debt Coverage Ratio	1.28
Cap Rate (Purchase Price)	6.6%
<b>Cash on Cash Return</b>	<b>5.6%</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	\$1,025	\$12,300
Vacancy Loss	-\$51	-\$615
<b>Operating Income</b>	<b>\$974</b>	<b>\$11,685</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$49	-\$584
Insurance (6%)	-\$62	-\$750
Management Fees (10%)	-\$97	-\$1,168
Taxes (13%)	-\$122	-\$1,461
<b>Operating Expenses (34%)</b>	<b>-\$330</b>	<b>-\$3,964</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$643</b>	<b>\$7,721</b>
- Mortgage Payments	-\$502	-\$6,024
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$141</b>	<b>\$1,697</b>