

213 Lawson Rd
 213 Lawson Rd
 Birmingham, AL 35215



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$103,900
- First Mortgage	-\$83,120
- Second Mortgage	-\$0
= Downpayment	\$20,780
+ Buying Costs	\$6,234
+ Initial Improvements	\$0
= Initial Cash Invested	\$27,014
Square Feet	1,218
Cost per Square Foot	\$85
Monthly Rent per Square Foot	\$0.79

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$83,120	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$446.21	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.0
Operating Expense Ratio	32.9%
Debt Coverage Ratio	1.38
Cap Rate (Purchase Price)	7.1%
Cash on Cash Return	7.5%

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	\$965	\$11,580
Vacancy Loss	-\$48	-\$579
Operating Income	\$917	\$11,001

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$46	-\$550
Insurance (6%)	-\$56	-\$675
Management Fees (10%)	-\$92	-\$1,100
Taxes (12%)	-\$108	-\$1,299
Operating Expenses (33%)	-\$302	-\$3,624

Net Performance	Monthly	Annual
Net Operating Income	\$615	\$7,377
- Mortgage Payments	-\$446	-\$5,355
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$169	\$2,023