

245 Sun Valley Rd
 245 Sun Valley Rd
 Birmingham, AL 35215



Alliance Wealth Builders
 Stephanie Bethea
 sbethea@awbcorp.com

Purchase Info	
Purchase Price	\$104,900
- First Mortgage	-\$83,920
- Second Mortgage	-\$0
= Downpayment	\$20,980
+ Buying Costs	\$6,294
+ Initial Improvements	\$0
= Initial Cash Invested	\$27,274
Square Feet	1,629
Cost per Square Foot	\$64
Monthly Rent per Square Foot	\$0.61

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$83,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$450.50	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.8
Operating Expense Ratio	35.7%
Debt Coverage Ratio	1.35
Cap Rate (Purchase Price)	6.9%
Cash on Cash Return	6.9%

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	\$995	\$11,940
Vacancy Loss	-\$50	-\$597
Operating Income	\$945	\$11,343

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$47	-\$567
Insurance (6%)	-\$56	-\$675
Management Fees (10%)	-\$95	-\$1,134
Taxes (15%)	-\$140	-\$1,678
Operating Expenses (36%)	-\$338	-\$4,055

Net Performance	Monthly	Annual
Net Operating Income	\$607	\$7,288
- Mortgage Payments	-\$450	-\$5,406
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$157	\$1,882