

2704 Pineview Ln
 2704 Pineview Ln
 Bessemer, AL 35023



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$127,900
- First Mortgage	-\$102,320
- Second Mortgage	-\$0
= Downpayment	\$25,580
+ Buying Costs	\$7,674
+ Initial Improvements	\$0
= Initial Cash Invested	\$33,254
Square Feet	1,339
Cost per Square Foot	\$96
Monthly Rent per Square Foot	\$0.89

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$102,320	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$549.28	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.9
Operating Expense Ratio	30.1%
Debt Coverage Ratio	1.45
Cap Rate (Purchase Price)	7.4%
Cash on Cash Return	8.8%

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	\$1,195	\$14,340
Vacancy Loss	-\$60	-\$717
Operating Income	\$1,135	\$13,623

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$57	-\$681
Insurance (6%)	-\$65	-\$775
Management Fees (10%)	-\$114	-\$1,362
Taxes (9%)	-\$107	-\$1,279
Operating Expenses (30%)	-\$341	-\$4,097

Net Performance	Monthly	Annual
Net Operating Income	\$794	\$9,526
- Mortgage Payments	-\$549	-\$6,591
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$245	\$2,934