

687 Brandy Dr
 687 Brandy Dr
 Trussville, AL 35173



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$122,900
- First Mortgage	-\$98,320
- Second Mortgage	-\$0
= Downpayment	\$24,580
+ Buying Costs	\$7,374
+ Initial Improvements	\$0
= Initial Cash Invested	\$31,954
Square Feet	1,108
Cost per Square Foot	\$111
Monthly Rent per Square Foot	\$1.15

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$98,320	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$527.80	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.0
Operating Expense Ratio	33.0%
Debt Coverage Ratio	1.54
Cap Rate (Purchase Price)	7.9%
Cash on Cash Return	10.6%

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	\$1,275	\$15,300
Vacancy Loss	-\$64	-\$765
Operating Income	\$1,211	\$14,535

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$61	-\$727
Insurance (5%)	-\$65	-\$775
Management Fees (10%)	-\$121	-\$1,454
Taxes (13%)	-\$154	-\$1,844
Operating Expenses (33%)	-\$400	-\$4,799

Net Performance	Monthly	Annual
Net Operating Income	\$811	\$9,736
- Mortgage Payments	-\$528	-\$6,334
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$284	\$3,403