

149 Rose Dr
 149 Rose Dr
 Birmingham, AL 35215



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$91,900
- First Mortgage	-\$73,520
- Second Mortgage	-\$0
= Downpayment	\$18,380
+ Buying Costs	\$5,514
+ Initial Improvements	\$0
= Initial Cash Invested	\$23,894
Square Feet	972
Cost per Square Foot	\$95
Monthly Rent per Square Foot	\$0.87

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$73,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$394.67	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.1
Operating Expense Ratio	31.5%
Debt Coverage Ratio	1.39
Cap Rate (Purchase Price)	7.2%
Cash on Cash Return	7.8%

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	\$845	\$10,140
Vacancy Loss	-\$42	-\$507
Operating Income	\$803	\$9,633

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$40	-\$482
Insurance (6%)	-\$46	-\$550
Management Fees (10%)	-\$80	-\$963
Taxes (11%)	-\$86	-\$1,038
Operating Expenses (31%)	-\$253	-\$3,033

Net Performance	Monthly	Annual
Net Operating Income	\$550	\$6,600
- Mortgage Payments	-\$395	-\$4,736
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$155	\$1,864