

2429 3rd PI NW
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 Birmingham, AL 353215



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$123,900
- First Mortgage	-\$99,120
- Second Mortgage	-\$0
= Downpayment	\$24,780
+ Buying Costs	\$7,434
+ Initial Improvements	\$0
= Initial Cash Invested	\$32,214
Square Feet	1,396
Cost per Square Foot	\$89
Monthly Rent per Square Foot	\$0.82

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$99,120	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$532.10	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.0
Operating Expense Ratio	30.4%
Debt Coverage Ratio	1.43
Cap Rate (Purchase Price)	7.4%
Cash on Cash Return	8.5%

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	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
Operating Income	\$1,092	\$13,110

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (6%)	-\$65	-\$775
Management Fees (10%)	-\$109	-\$1,311
Taxes (9%)	-\$103	-\$1,239
Operating Expenses (30%)	-\$332	-\$3,980

Net Performance	Monthly	Annual
Net Operating Income	\$761	\$9,130
- Mortgage Payments	-\$532	-\$6,385
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$229	\$2,744