

**1612 5th Way NW**  
 1612 5th Way NW  
 Birmingham, AL 35215



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$116,900
- First Mortgage	<b>-\$93,520</b>
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$23,380</b>
+ Buying Costs	\$7,014
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$30,394</b>
Square Feet	1,084
Cost per Square Foot	\$108
Monthly Rent per Square Foot	\$1.01

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$93,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
<b>Payment</b>	<b>\$502.04</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.9
Operating Expense Ratio	32.4%
Debt Coverage Ratio	1.40
Cap Rate (Purchase Price)	7.2%
<b>Cash on Cash Return</b>	<b>7.9%</b>

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	\$1,095	\$13,140
Vacancy Loss	<b>-\$55</b>	<b>-\$657</b>
<b>Operating Income</b>	<b>\$1,040</b>	<b>\$12,483</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	<b>-\$52</b>	<b>-\$624</b>
Insurance (6%)	<b>-\$65</b>	<b>-\$775</b>
Management Fees (10%)	<b>-\$104</b>	<b>-\$1,248</b>
Taxes (11%)	<b>-\$117</b>	<b>-\$1,403</b>
<b>Operating Expenses (32%)</b>	<b>-\$338</b>	<b>-\$4,050</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$703</b>	<b>\$8,433</b>
- Mortgage Payments	<b>-\$502</b>	<b>-\$6,024</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$201</b>	<b>\$2,408</b>