

1209 Birchwood St
 1209 Birchwood St
 Birmingham, AL 35215



Alliance Wealth Builders
 Stephanie Bethea
 sbethea@awbcorp.com

Purchase Info	
Purchase Price	\$126,900
- First Mortgage	-\$101,520
- Second Mortgage	-\$0
= Downpayment	\$25,380
+ Buying Costs	\$7,614
+ Initial Improvements	\$0
= Initial Cash Invested	\$32,994
Square Feet	1,408
Cost per Square Foot	\$90
Monthly Rent per Square Foot	\$0.82

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$101,520	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$544.98	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.2
Operating Expense Ratio	30.6%
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	\$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 (10%)	-\$106	-\$1,269
Operating Expenses (31%)	-\$334	-\$4,010

Net Performance	Monthly	Annual
Net Operating Income	\$758	\$9,100
- Mortgage Payments	-\$545	-\$6,540
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$213	\$2,560