

**5830 Walnut Grove Rd**  
 5830 Walnut Grove Rd  
 Birmingham, AL 35215



**Alliance Wealth Builders**  
 Stephanie Bethea  
 sbethea@awbcorp.com

Purchase Info	
Purchase Price	\$122,900
- First Mortgage	-\$98,320
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$24,580</b>
+ Buying Costs	\$7,374
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$31,954</b>
Square Feet	1,573
Cost per Square Foot	\$78
Monthly Rent per Square Foot	\$0.72

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%	
<b>Payment</b>	<b>\$527.80</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.1
Operating Expense Ratio	30.4%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	7.3%
<b>Cash on Cash Return</b>	<b>8.1%</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	\$1,125	\$13,500
Vacancy Loss	-\$56	-\$675
<b>Operating Income</b>	<b>\$1,069</b>	<b>\$12,825</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$53	-\$641
Insurance (6%)	-\$62	-\$750
Management Fees (10%)	-\$107	-\$1,282
Taxes (10%)	-\$102	-\$1,229
<b>Operating Expenses (30%)</b>	<b>-\$325</b>	<b>-\$3,903</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$744</b>	<b>\$8,922</b>
- Mortgage Payments	-\$528	-\$6,334
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$216</b>	<b>\$2,589</b>