

1131 Oakwood St
 1131 Oakwood St
 Birmingham, AL 35215



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$129,900
- First Mortgage	-\$103,920
- Second Mortgage	-\$0
= Downpayment	\$25,980
+ Buying Costs	\$7,794
+ Initial Improvements	\$0
= Initial Cash Invested	\$33,774
Square Feet	1,308
Cost per Square Foot	\$99
Monthly Rent per Square Foot	\$0.86

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$103,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$496.13	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.6
Operating Expense Ratio	33.9%
Debt Coverage Ratio	1.42
Cap Rate (Purchase Price)	6.5%
Cash on Cash Return	7.5%

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	\$1,125	\$13,500
Vacancy Loss	-\$56	-\$675
Operating Income	\$1,069	\$12,825

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$53	-\$641
Insurance (6%)	-\$67	-\$800
Management Fees (10%)	-\$107	-\$1,282
Taxes (13%)	-\$135	-\$1,624
Operating Expenses (34%)	-\$362	-\$4,348

Net Performance	Monthly	Annual
Net Operating Income	\$706	\$8,478
- Mortgage Payments	-\$496	-\$5,954
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$210	\$2,524