

1501 Forney St
 1501 Forney St
 Oxford, AL 36203



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$137,900
- First Mortgage	-\$110,320
- Second Mortgage	-\$0
= Downpayment	\$27,580
+ Buying Costs	\$8,274
+ Initial Improvements	\$0
= Initial Cash Invested	\$35,854
Square Feet	1,017
Cost per Square Foot	\$136
Monthly Rent per Square Foot	\$1.13

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$110,320	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$526.68	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.0
Operating Expense Ratio	32.2%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	6.4%
Cash on Cash Return	7.2%

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 (7%)	-\$73	-\$875
Management Fees (10%)	-\$109	-\$1,311
Taxes (11%)	-\$115	-\$1,379
Operating Expenses (32%)	-\$352	-\$4,220

Net Performance	Monthly	Annual
Net Operating Income	\$741	\$8,890
- Mortgage Payments	-\$527	-\$6,320
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$214	\$2,569