

**659 Camp Cir**  
 659 Camp Cir  
 Birmingham, AL 35215



**Alliance Wealth Builders**  
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Purchase Info	
Purchase Price	\$149,900
- First Mortgage	-\$119,920
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$29,980</b>
+ Buying Costs	\$8,994
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$38,974</b>
Square Feet	1,708
Cost per Square Foot	\$88
Monthly Rent per Square Foot	\$0.75

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$119,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
<b>Payment</b>	<b>\$572.52</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.8
Operating Expense Ratio	33.7%
Debt Coverage Ratio	1.40
Cap Rate (Purchase Price)	6.4%
<b>Cash on Cash Return</b>	<b>7.1%</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	\$1,275	\$15,300
Vacancy Loss	-\$64	-\$765
<b>Operating Income</b>	<b>\$1,211</b>	<b>\$14,535</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$61	-\$727
Insurance (7%)	-\$83	-\$1,000
Management Fees (10%)	-\$121	-\$1,454
Taxes (12%)	-\$144	-\$1,724
<b>Operating Expenses (34%)</b>	<b>-\$409</b>	<b>-\$4,904</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$803</b>	<b>\$9,631</b>
- Mortgage Payments	-\$573	-\$6,870
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$230</b>	<b>\$2,761</b>