659 Camp Cir 659 Camp Cir Birmingham, AL 35215



Alliance Wealth Builders

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Dur	chase	Info
Fur	chase	

Purchase Price	\$149,900
- First Mortgage	-\$119,920
- Second Mortgage	-\$0
= Downpayment	\$29,980
+ Buying Costs	\$8,994
+ Initial Improvements	\$0
= Initial Cash Invested	\$38,974
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%	
Payment	\$572.52	\$0.00

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%
Cash on Cash Return	7.1%

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
Operating Income	\$1,211	\$14,535

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
Operating Expenses (34%)	-\$409	-\$4,904

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

Disclaimer: There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The Pro-forma numbers are projections based on historical data, but future performance of cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance and vacancy costs all vary depending on micro and macro-economic factors. Investors should perform their own due diligence to best forecast the potential performance of their rental properties.