

535 Rutherford Cir
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 Birmingham, AL 35206



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$174,900
- First Mortgage	-\$139,920
- Second Mortgage	-\$0
= Downpayment	\$34,980
+ Buying Costs	\$10,494
+ Initial Improvements	\$0
= Initial Cash Invested	\$45,474
Square Feet	1,524
Cost per Square Foot	\$115
Monthly Rent per Square Foot	\$0.95

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$139,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$668.00	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.1
Operating Expense Ratio	34.2%
Debt Coverage Ratio	1.36
Cap Rate (Purchase Price)	6.2%
Cash on Cash Return	6.3%

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	\$1,450	\$17,400
Vacancy Loss	-\$72	-\$870
Operating Income	\$1,378	\$16,530

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$69	-\$826
Insurance (8%)	-\$104	-\$1,250
Management Fees (10%)	-\$138	-\$1,653
Taxes (12%)	-\$160	-\$1,924
Operating Expenses (34%)	-\$471	-\$5,653

Net Performance	Monthly	Annual
Net Operating Income	\$906	\$10,877
- Mortgage Payments	-\$668	-\$8,016
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$238	\$2,861