

**1852 3rd PI NE**  
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 Birmingham, AL 35215



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$148,900
- First Mortgage	-\$119,120
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$29,780</b>
+ Buying Costs	\$8,934
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$38,714</b>
Square Feet	1,400
Cost per Square Foot	\$106
Monthly Rent per Square Foot	\$0.91

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$119,120	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
<b>Payment</b>	<b>\$568.70</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.7
Operating Expense Ratio	34.0%
Debt Coverage Ratio	1.41
Cap Rate (Purchase Price)	6.4%
<b>Cash on Cash Return</b>	<b>7.2%</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 (6%)	-\$75	-\$900
Management Fees (10%)	-\$121	-\$1,454
Taxes (13%)	-\$155	-\$1,861
<b>Operating Expenses (34%)</b>	<b>-\$412</b>	<b>-\$4,942</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$799</b>	<b>\$9,594</b>
- Mortgage Payments	-\$569	-\$6,824
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$231</b>	<b>\$2,769</b>