

618 Rebecca Rd
 618 Rebecca Rd
 Birmingham, AL 35206



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$134,900
- First Mortgage	-\$107,920
- Second Mortgage	-\$0
= Downpayment	\$26,980
+ Buying Costs	\$8,094
+ Initial Improvements	\$0
= Initial Cash Invested	\$35,074
Square Feet	1,092
Cost per Square Foot	\$124
Monthly Rent per Square Foot	\$0.95

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$107,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$515.23	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.9
Operating Expense Ratio	33.6%
Debt Coverage Ratio	1.27
Cap Rate (Purchase Price)	5.8%
Cash on Cash Return	4.7%

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	\$1,035	\$12,420
Vacancy Loss	-\$52	-\$621
Operating Income	\$983	\$11,799

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$49	-\$590
Insurance (7%)	-\$71	-\$850
Management Fees (10%)	-\$98	-\$1,180
Taxes (11%)	-\$112	-\$1,349
Operating Expenses (34%)	-\$331	-\$3,969

Net Performance	Monthly	Annual
Net Operating Income	\$653	\$7,830
- Mortgage Payments	-\$515	-\$6,183
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$137	\$1,647