

829 Fairbrook Dr
 829 Fairbrook Dr
 Birmingham, AL 35214



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$139,900
- First Mortgage	-\$111,920
- Second Mortgage	-\$0
= Downpayment	\$27,980
+ Buying Costs	\$8,394
+ Initial Improvements	\$0
= Initial Cash Invested	\$36,374
Square Feet	1,607
Cost per Square Foot	\$87
Monthly Rent per Square Foot	\$0.72

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$111,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$534.32	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.1
Operating Expense Ratio	33.4%
Debt Coverage Ratio	1.36
Cap Rate (Purchase Price)	6.2%
Cash on Cash Return	6.4%

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	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
Operating Income	\$1,092	\$13,110

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (7%)	-\$73	-\$875
Management Fees (10%)	-\$109	-\$1,311
Taxes (12%)	-\$128	-\$1,539
Operating Expenses (33%)	-\$365	-\$4,380

Net Performance	Monthly	Annual
Net Operating Income	\$727	\$8,730
- Mortgage Payments	-\$534	-\$6,412
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$193	\$2,318