

417 1st Way
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 Pleasant Grove, AL 35127



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	1,575
Cost per Square Foot	\$86
Monthly Rent per Square Foot	\$0.68

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	10.5
Operating Expense Ratio	35.7%
Debt Coverage Ratio	1.28
Cap Rate (Purchase Price)	5.8%
Cash on Cash Return	4.9%

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	\$1,075	\$12,900
Vacancy Loss	-\$54	-\$645
Operating Income	\$1,021	\$12,255

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$51	-\$613
Insurance (7%)	-\$67	-\$800
Management Fees (10%)	-\$102	-\$1,226
Taxes (14%)	-\$144	-\$1,732
Operating Expenses (36%)	-\$364	-\$4,370

Net Performance	Monthly	Annual
Net Operating Income	\$657	\$7,885
- Mortgage Payments	-\$515	-\$6,183
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$142	\$1,702

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 cannot be guaranteed as markets and economies 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.