

1729 Huitt St
 1729 Huitt St
 Birmingham, AL 35214



Alliance Wealth Builders
 Stephanie Bethea
 sbethea@awbcorp.com

Purchase Info	
Purchase Price	\$124,900
- First Mortgage	-\$99,920
- Second Mortgage	-\$0
= Downpayment	\$24,980
+ Buying Costs	\$7,494
+ Initial Improvements	\$0
= Initial Cash Invested	\$32,474
Square Feet	1,008
Cost per Square Foot	\$124
Monthly Rent per Square Foot	\$0.99

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$99,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$477.03	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.5
Operating Expense Ratio	33.1%
Debt Coverage Ratio	1.33
Cap Rate (Purchase Price)	6.1%
Cash on Cash Return	5.8%

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	\$995	\$11,940
Vacancy Loss	-\$50	-\$597
Operating Income	\$945	\$11,343

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$47	-\$567
Insurance (7%)	-\$67	-\$800
Management Fees (10%)	-\$95	-\$1,134
Taxes (11%)	-\$104	-\$1,249
Operating Expenses (33%)	-\$313	-\$3,750

Net Performance	Monthly	Annual
Net Operating Income	\$633	\$7,593
- Mortgage Payments	-\$477	-\$5,724
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$156	\$1,868