

2392 Zinnia Dr  
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Bessemer, AL 35023



Alliance Wealth Builders  
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Purchase Info	
Purchase Price	\$137,900
+ Buying Costs	\$8,274
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$146,174</b>
Square Feet	1,092
Cost per Square Foot	\$126
Monthly Rent per Square Foot	\$1.05

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.0
Operating Expense Ratio	32.4%
Cap Rate (Purchase Price)	6.4%
<b>Cash on Cash Return</b>	<b>6.1%</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	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
<b>Operating Income</b>	<b>\$1,092</b>	<b>\$13,110</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$55	-\$656
Insurance (7%)	-\$75	-\$900
Management Fees (10%)	-\$109	-\$1,311
Taxes (11%)	-\$115	-\$1,379
<b>Operating Expenses (32%)</b>	<b>-\$354</b>	<b>-\$4,246</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$739</b>	<b>\$8,864</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$739</b>	<b>\$8,864</b>