2712 Novel Dr 2712 Novel Dr Hueytown, AL 35023

Alliance Wealth Builders

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Purchase Info	
Purchase Price	\$169,900
+ Buying Costs	\$10,194
+ Initial Improvements	\$0
= Initial Cash Invested	\$180,094
Square Feet	1,853
Cost per Square Foot	\$92
Monthly Rent per Square Foot	\$0.75

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.1
Operating Expense Ratio	30.9%
Cap Rate (Purchase Price)	6.5%
Cash on Cash Return	6.1%

Assum	ntiono

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	\$1,395	\$16,740
Vacancy Loss	-\$70	-\$837
Operating Income	\$1,325	\$15,903

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$66	-\$795
Insurance (5%)	-\$70	-\$835
Management Fees (10%)	-\$133	-\$1,590
Taxes (11%)	-\$142	-\$1,699
Operating Expenses (31%)	-\$410	-\$4,919

Net Performance	Monthly	Annual
Net Operating Income	\$915	\$10,984
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$915	\$10,984

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.