

2712 Novel Dr
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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% |

| 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 | \$1,395 | \$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 |