

906 Pinecliff Dr
 906 Pinecliff Dr
 Oxford, AL 36203



Alliance Wealth Builders
 Stephanie Bethea
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Purchase Info	
Purchase Price	\$162,900
+ Buying Costs	\$9,774
+ Initial Improvements	\$0
= Initial Cash Invested	\$172,674
Square Feet	1,470
Cost per Square Foot	\$111
Monthly Rent per Square Foot	\$0.90

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.2
Operating Expense Ratio	28.3%
Cap Rate (Purchase Price)	6.6%
Cash on Cash Return	6.3%

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	\$1,325	\$15,900
Vacancy Loss	-\$66	-\$795
Operating Income	\$1,259	\$15,105

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$63	-\$755
Insurance (5%)	-\$68	-\$814
Management Fees (10%)	-\$126	-\$1,510
Taxes (8%)	-\$100	-\$1,200
Operating Expenses (28%)	-\$357	-\$4,280

Net Performance	Monthly	Annual
Net Operating Income	\$902	\$10,825
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$902	\$10,825