

**424 Burgundy Rd**  
 424 Burgundy Rd  
 Birmingham, AL 35215



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$132,900
+ Buying Costs	\$7,974
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$140,874</b>
Square Feet	1,022
Cost per Square Foot	\$130
Monthly Rent per Square Foot	\$1.03

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.5
Operating Expense Ratio	34.6%
Cap Rate (Purchase Price)	5.9%
<b>Cash on Cash Return</b>	<b>5.6%</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	\$1,050	\$12,600
Vacancy Loss	-\$52	-\$630
<b>Operating Income</b>	<b>\$998</b>	<b>\$11,970</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$50	-\$598
Insurance (6%)	-\$62	-\$750
Management Fees (10%)	-\$100	-\$1,197
Taxes (13%)	-\$133	-\$1,600
<b>Operating Expenses (35%)</b>	<b>-\$345</b>	<b>-\$4,146</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$652</b>	<b>\$7,824</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$652</b>	<b>\$7,824</b>