

**5140 Hickory Dr**  
 5140 Hickory Dr  
 Pinson, AL 35216



**Alliance Wealth Builders**  
 Stephanie Bethea  
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Purchase Info	
Purchase Price	\$146,900
+ Buying Costs	\$8,814
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$155,714</b>
Square Feet	1,098
Cost per Square Foot	\$134
Monthly Rent per Square Foot	\$1.09

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.2
Operating Expense Ratio	31.2%
Cap Rate (Purchase Price)	6.4%
<b>Cash on Cash Return</b>	<b>6.0%</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	\$1,195	\$14,340
Vacancy Loss	-\$60	-\$717
<b>Operating Income</b>	<b>\$1,135</b>	<b>\$13,623</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$57	-\$681
Insurance (5%)	-\$61	-\$734
Management Fees (10%)	-\$114	-\$1,362
Taxes (11%)	-\$122	-\$1,469
<b>Operating Expenses (31%)</b>	<b>-\$354</b>	<b>-\$4,247</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$781</b>	<b>\$9,376</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$781</b>	<b>\$9,376</b>