

1333 Prosch Avenue / Tarrant
 1333 Prosch Avenue
 Tarrant, AL 35217
 4/1 in Tarrant Rented for \$750



Square Feet	1,344
Purchase Price	\$58,000
Initial Market Value	\$83,000
Downpayment	\$580
Loan Origination Fees	\$0
Depreciable Closing Costs	\$0
Other Closing Costs	\$0
Initial Cash Invested	\$580
Cost per Square Foot	\$43
Monthly Rent per Square Foot	\$0.56

Income	Monthly	Annual
Gross Rent	\$750	\$9,000
Vacancy Losses	(\$15)	(\$180)
Operating Income	\$735	\$8,820

Expenses	Monthly	Annual
Property Taxes	(\$63)	(\$754)
Insurance	(\$48)	(\$580)
Management Fees	(\$66)	(\$794)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$30)	(\$360)
Other	\$0	\$0
Operating Expenses	(\$207)	(\$2,488)

Net Performance	Monthly	Annual
Net Operating Income	\$528	\$6,332
- Mortgage Payments	(\$382)	(\$4,584)
= Cash Flow	\$146	\$1,748
+ Principal Reduction	\$49	\$583
+ First-Year Appreciation	\$2,222	\$26,660
= Gross Equity Income	\$2,416	\$28,991
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$2,416	\$28,991

Mortgage Info	First	Second
Loan-to-Value Ratio	99%	0%
Loan Amount	\$57,420	\$0
Monthly Payment	\$382.02	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.38
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	77
Capitalization Rate	7.6%
Cash on Cash Return	301%
Total Return on Investment	4,998%
Total ROI with Tax Savings	4,998%

Assumptions	
Real Estate Appreciation Rate	2%
Vacancy Rate	2%
Management Fee	9%
Maintenance Percentage	4%

Comments

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.