

6703 2nd Ave South / Birmingham
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 Birmingham, AL 35212
 Great 3/2 in South East Lake



Square Feet	1,300
Purchase Price	\$54,000
Initial Market Value	\$75,000
Downpayment	\$540
Loan Origination Fees	\$0
Depreciable Closing Costs	\$0
Other Closing Costs	\$0
Initial Cash Invested	\$540
Cost per Square Foot	\$42
Monthly Rent per Square Foot	\$0.50

Income	Monthly	Annual
Gross Rent	\$650	\$7,800
Vacancy Losses	(\$13)	(\$156)
Operating Income	\$637	\$7,644

Expenses	Monthly	Annual
Property Taxes	(\$59)	(\$702)
Insurance	(\$45)	(\$540)
Management Fees	(\$57)	(\$688)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$26)	(\$312)
Other	\$0	\$0
Operating Expenses	(\$187)	(\$2,242)

Net Performance	Monthly	Annual
Net Operating Income	\$450	\$5,402
- Mortgage Payments	(\$356)	(\$4,268)
= Cash Flow	\$95	\$1,134
+ Principal Reduction	\$45	\$543
+ First-Year Appreciation	\$1,875	\$22,500
= Gross Equity Income	\$2,015	\$24,177
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$2,015	\$24,177

Mortgage Info	First	Second
Loan-to-Value Ratio	99%	0%
Loan Amount	\$53,460	\$0
Monthly Payment	\$355.67	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.27
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	83
Capitalization Rate	7.2%
Cash on Cash Return	210%
Total Return on Investment	4,477%
Total ROI with Tax Savings	4,477%

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.