



Pro Forma for: 110 Stafford Road, Hazel Green, AL 35750

3 Bed / 2 Bath, 1238 Square Feet

Cost Assumptions	
Asking Price	\$135,000
Referral Fee	\$0
Sales Commission	\$0
Assignment Fee	\$0
Investor Price	\$135,000

Financing Assumptions	
Downpayment	20%
Finance Amt	\$108,000
Downpayment Amt	\$27,000
Interest Rate	5.0%
Mortgage (Years)	30
Mortgage Payment	\$580
Cash Outlay	\$27,000

Revenue Assumptions	
Monthly Rent	\$1,250

Cash Flow and Returns	
Annual Cash Flow	\$3,507
Gross ROI (Cash)	11.11%
Net ROI (Cap Rate)	7.75%
Cash-on-Cash Return	12.99%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Annual Revenue Increase	3%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual Operating Expense Increase	3%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Revenues																															
Rental Income	1,250	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	20,764	21,386	22,028	22,689	23,370	24,071	24,793	25,536	26,303	27,092	27,904	28,742	29,604	30,492	31,407	32,349	33,319	34,319	35,348
Vacancy/Leas Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacancy/Leas Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income	1,250	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	20,764	21,386	22,028	22,689	23,370	24,071	24,793	25,536	26,303	27,092	27,904	28,742	29,604	30,492	31,407	32,349	33,319	34,319	35,348

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Expenses																															
Property Taxes	103	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870	1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,513	2,588	2,666	2,746	2,828	2,913
Insurance	50	600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	1,258	1,294	1,333	1,373	1,414
Maintenance & Repairs	63	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	1,204	1,240	1,277	1,315	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
Vacancy Reserve	63	750																													
Utilities/Trash	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Management (8%)	100	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870	1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,513	2,588	2,666	2,746	2,828
Lawn Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	378	4,536	3,900	4,017	4,137	4,261	4,389	4,521	4,656	4,796	4,940	5,088	5,241	5,398	5,560	5,727	5,898	6,075	6,258	6,445	6,639	6,838	7,043	7,254	7,472	7,696	7,927	8,165	8,410	8,662	8,922
Expenses (Incl Vacancy) as % of Gross Income		30.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	

Net Operating Income (NOI)	10,464	11,550	11,897	12,254	12,621	13,000	13,390	13,792	14,206	14,632	15,071	15,523	15,988	16,468	16,962	17,471	17,995	18,535	19,091	19,664	20,254	20,861	21,487	22,132	22,796	23,480	24,184	24,910	25,657	26,427
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Cash Flow																															
NOI (Cash Available)	872	10,464	11,550	11,897	12,254	12,621	13,000	13,390	13,792	14,206	14,632	15,071	15,523	15,988	16,468	16,962	17,471	17,995	18,535	19,091	19,664	20,254	20,861	21,487	22,132	22,796	23,480	24,184	24,910	25,657	26,427
Mortgage	580	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	6,957	
Total Cash Flow	292	3,507	4,593	4,940	5,297	5,664	6,043	6,433	6,835	7,248	7,675	8,113	8,566	9,031	9,511	10,005	10,514	11,038	11,578	12,134	12,707	13,297	13,904	14,530	15,175	15,839	16,522	17,227	17,952	18,700	19,469
Cash ROI	12.99%	17.01%	18.30%	19.62%	20.98%	22.38%	23.83%	25.31%	26.85%	28.42%	30.05%	31.72%	33.45%	35.23%	37.06%	38.94%	40.88%	42.88%	44.94%	47.06%	49.25%	51.50%	53.81%	56.20%	58.66%	61.19%	63.80%	66.49%	69.26%	72.11%	
Equity Accrued	1,593	1,675	1,761	1,851	1,945	2,045	2,150	2,259	2,375	2,497	2,624	2,759	2,900	3,048	3,204	3,368	3,540	3,721	3,912	4,112	4,322	4,543	4,776	5,020	5,277	5,547	5,831	6,129	6,443	6,772	
Total Return	5,100	6,268	6,700	7,147	7,610	8,088	8,582	9,094	9,623	10,171	10,738	11,324	11,931	12,559	13,209	13,882	14,578	15,299	16,046	16,819	17,619	18,448	19,306	20,195	21,116	22,069	23,058	24,082	25,142	26,242	
Total ROI	18.89%	23.22%	24.82%	26.47%	28.18%	29.95%	31.79%	33.68%	35.64%	37.67%	39.77%	41.94%	44.19%	46.51%	48.92%	51.41%	53.99%	56.66%	59.43%	62.29%	65.25%	68.32%	71.50%	74.80%	78.21%	81.74%	85.40%	89.19%	93.12%	97.19%	

Cash Flow / Mortgage Ratio	150%	166%	171%	176%	181%	187%	192%	198%	204%	210%	217%	223%	230%	237%	244%	251%	259%	266%	274%	283%	291%	300%	309%	318%	328%	337%	348%	358%	369%	380%
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Total Equity Accrued	1,593	3,268	5,029	6,880	8,825	10,870	13,019	15,279	17,654	20,151	22,775	25,534	28,433	31,481	34,685	38,053	41,594	45,315	49,227	53,339	57,661	62,205	66,980	72,001	77,278	82,825	88,656	94,785	101,228	108,000
Loan Payoff Amount	\$106,407	\$104,732	\$102,971	\$101,120	\$99,175	\$97,130	\$94,981	\$92,721	\$90,346	\$87,849	\$85,225	\$82,466	\$79,567	\$76,519	\$73,315	\$69,947	\$66,406	\$62,685	\$58,773	\$54,661	\$50,339	\$45,795	\$41,020	\$35,999	\$30,722	\$25,175	\$19,344	\$13,215	\$6,772	\$0

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