



**Pro Forma for: 160 Walkers Hill Road, Meridianville, AL 35759**

**3 Bed / 2 Bath, 1,343 Square Feet**

Cost Assumptions	
Asking Price	\$149,900
Referral Fee	\$0
Sales Commission	\$0
Assignment Fee	\$0
Investor Price	\$149,900

Financing Assumptions	
Downpayment	20%
Finance Amt	\$119,920
Downpayment Amt	\$29,980
Interest Rate	5.0%
Mortgage (Years)	30
Mortgage Payment	\$644
Cash Outlay	\$29,980

Revenue Assumptions	
Monthly Rent	\$1,250

  

Cash Flow and Returns	
Annual Cash Flow	\$2,601
Gross ROI (Cash)	10.01%
Net ROI (Cap Rate)	6.89%
Cash-on-Cash Return	8.68%

	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%		
<b>Revenues</b>																																
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	
<b>Gross Income</b>	<b>1,250</b>	<b>15,000</b>	<b>15,450</b>	<b>15,914</b>	<b>16,391</b>	<b>16,883</b>	<b>17,389</b>	<b>17,911</b>	<b>18,448</b>	<b>19,002</b>	<b>19,572</b>	<b>20,159</b>	<b>20,764</b>	<b>21,386</b>	<b>22,028</b>	<b>22,689</b>	<b>23,370</b>	<b>24,071</b>	<b>24,793</b>	<b>25,536</b>	<b>26,303</b>	<b>27,092</b>	<b>27,904</b>	<b>28,742</b>	<b>29,604</b>	<b>30,492</b>	<b>31,407</b>	<b>32,349</b>	<b>33,319</b>	<b>34,319</b>	<b>35,348</b>	
<b>Expenses</b>																																
Property Taxes	115	1,374	1,415	1,458	1,501	1,546	1,593	1,641	1,690	1,741	1,793	1,847	1,902	1,959	2,018	2,078	2,141	2,205	2,271	2,339	2,409	2,482	2,556	2,633	2,712	2,793	2,877	2,963	3,052	3,144	3,238	
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	1,256	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	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	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	0
<b>Total Expenses</b>	<b>390</b>	<b>4,674</b>	<b>4,042</b>	<b>4,163</b>	<b>4,288</b>	<b>4,416</b>	<b>4,549</b>	<b>4,685</b>	<b>4,826</b>	<b>4,971</b>	<b>5,120</b>	<b>5,274</b>	<b>5,432</b>	<b>5,595</b>	<b>5,763</b>	<b>5,935</b>	<b>6,113</b>	<b>6,297</b>	<b>6,486</b>	<b>6,680</b>	<b>6,881</b>	<b>7,087</b>	<b>7,300</b>	<b>7,519</b>	<b>7,744</b>	<b>7,977</b>	<b>8,216</b>	<b>8,462</b>	<b>8,716</b>	<b>8,978</b>	<b>9,247</b>	
Expenses (Incl Vacancy) as % of Gross Income		31.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	
<b>Net Operating Income (NOI)</b>	<b>10,326</b>	<b>11,408</b>	<b>11,751</b>	<b>12,103</b>	<b>12,466</b>	<b>12,840</b>	<b>13,225</b>	<b>13,622</b>	<b>14,031</b>	<b>14,452</b>	<b>14,885</b>	<b>15,332</b>	<b>15,792</b>	<b>16,265</b>	<b>16,753</b>	<b>17,256</b>	<b>17,774</b>	<b>18,307</b>	<b>18,856</b>	<b>19,422</b>	<b>20,004</b>	<b>20,605</b>	<b>21,223</b>	<b>21,859</b>	<b>22,515</b>	<b>23,191</b>	<b>23,886</b>	<b>24,603</b>	<b>25,341</b>	<b>26,101</b>		
<b>Cash Flow</b>																																
NOI (Cash Available)	861	10,326	11,408	11,751	12,103	12,466	12,840	13,225	13,622	14,031	14,452	14,885	15,332	15,792	16,265	16,753	17,256	17,774	18,307	18,856	19,422	20,004	20,605	21,223	21,859	22,515	23,191	23,886	24,603	25,341	26,101	
Mortgage	644	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	7,725	
<b>Total Cash Flow</b>	<b>217</b>	<b>2,601</b>	<b>3,683</b>	<b>4,025</b>	<b>4,378</b>	<b>4,741</b>	<b>5,115</b>	<b>5,500</b>	<b>5,897</b>	<b>6,306</b>	<b>6,727</b>	<b>7,160</b>	<b>7,607</b>	<b>8,067</b>	<b>8,540</b>	<b>9,028</b>	<b>9,531</b>	<b>10,049</b>	<b>10,582</b>	<b>11,131</b>	<b>11,697</b>	<b>12,279</b>	<b>12,880</b>	<b>13,498</b>	<b>14,134</b>	<b>14,790</b>	<b>15,466</b>	<b>16,161</b>	<b>16,878</b>	<b>17,616</b>	<b>18,376</b>	
<b>Cash ROI</b>	<b>8.68%</b>	<b>12.29%</b>	<b>13.43%</b>	<b>14.60%</b>	<b>15.81%</b>	<b>17.06%</b>	<b>18.35%</b>	<b>19.67%</b>	<b>21.03%</b>	<b>22.44%</b>	<b>23.88%</b>	<b>25.37%</b>	<b>26.91%</b>	<b>28.49%</b>	<b>30.11%</b>	<b>31.79%</b>	<b>33.52%</b>	<b>35.30%</b>	<b>37.13%</b>	<b>39.02%</b>	<b>40.96%</b>	<b>42.96%</b>	<b>45.02%</b>	<b>47.15%</b>	<b>49.33%</b>	<b>51.59%</b>	<b>53.91%</b>	<b>56.30%</b>	<b>58.76%</b>	<b>61.30%</b>		
Equity Accrued	1,769	1,860	1,955	2,055	2,160	2,271	2,387	2,509	2,637	2,772	2,914	3,063	3,220	3,385	3,558	3,740	3,931	4,132	4,344	4,566	4,799	5,045	5,303	5,574	5,860	6,159	6,474	6,806	7,154	7,520		
Total Return	4,370	5,543	5,980	6,433	6,901	7,386	7,887	8,406	8,943	9,499	10,074	10,670	11,286	11,925	12,586	13,271	13,980	14,714	15,475	16,263	17,079	17,924	18,801	19,709	20,650	21,625	22,636	23,684	24,770	25,896		
Total ROI	14.58%	18.49%	19.95%	21.46%	23.02%	24.64%	26.31%	28.04%	29.83%	31.68%	33.60%	35.59%	37.65%	39.78%	41.98%	44.27%	46.63%	49.08%	51.62%	54.24%	56.97%	59.79%	62.71%	65.74%	68.88%	72.13%	75.50%	79.00%	82.62%	86.38%		
<b>Cash Flow / Mortgage Ratio</b>	<b>134%</b>	<b>148%</b>	<b>152%</b>	<b>157%</b>	<b>161%</b>	<b>166%</b>	<b>171%</b>	<b>176%</b>	<b>182%</b>	<b>187%</b>	<b>193%</b>	<b>198%</b>	<b>204%</b>	<b>211%</b>	<b>217%</b>	<b>223%</b>	<b>230%</b>	<b>237%</b>	<b>244%</b>	<b>251%</b>	<b>259%</b>	<b>267%</b>	<b>275%</b>	<b>283%</b>	<b>291%</b>	<b>300%</b>	<b>309%</b>	<b>318%</b>	<b>328%</b>	<b>338%</b>		
Total Equity Accrued	1,769	3,629	5,584	7,639	9,799	12,070	14,456	16,965	19,602	22,375	25,289	28,352	31,571	34,956	38,514	42,253	46,184	50,316	54,660	59,226	64,025	69,070	74,373	79,947	85,807	91,966	98,441	105,246	112,400	119,920		
Loan Payoff Amount	\$118,151	\$116,201	\$114,336	\$112,281	\$110,121	\$107,850	\$105,464	\$102,955	\$100,318	\$97,545	\$94,631	\$91,568	\$88,349	\$84,964	\$81,406	\$77,667	\$73,736	\$69,604	\$65,260	\$60,694	\$55,895	\$50,850	\$45,547	\$39,973	\$34,113	\$27,954	\$21,479	\$14,674	\$7,520	\$0		

The above agent/brokerage makes no warranty or representation about the content of this brochure. While the information displayed herein is thought to be accurate, it is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The above agent/brokerage neither practices accounting nor gives advice regarding tax benefits/liabilities or any other tax, accounting or financial consideration, nor does the above agent/brokerage give advice regarding financial investments. It is strongly recommended that you seek appropriate professional counsel regarding your rights as a homeowner.