



ROI Turnkey Properties LLC

Pro Forma for: 324 Stephens Road, Hazel Green, AL 35750

5 Bed / 2.5 Bath, 2,908 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% |

* This price is based on an assumed price. Final price will depend upon further negotiation.

| | 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/Loss 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/Loss 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 | 1,256 | 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 |
| 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 |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

| Cash Flow | 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 |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 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% | 58.68% | 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% |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

| 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 |

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.