



**Pro Forma for: 341 C Coggins Road, Ardmore, AL 35739**  
**3 Bed / 2 Bath, Year Built: 2012, 1,120 Square Feet**

Cost Assumptions	
Asking Price	\$105,000
Referral Fee	\$0
Sales Commission	\$0
Assignment Fee	\$0
Investor Price	\$105,000

Financing Assumptions	
Downpayment	20%
Finance Amt	\$84,000
Downpayment Amt	\$21,000
Interest Rate	5.0%
Mortgage (Years)	30
Mortgage Payment	\$451
Cash Outlay	\$21,000

Revenue Assumptions	
Monthly Rent	\$900

Cash Flow and Returns	
Annual Cash Flow	\$2,295
Gross ROI (Cash)	10.29%
Net ROI (Cap Rate)	7.34%
Cash-on-Cash Return	10.93%

	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>Monthly</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>	<b>Year 11</b>	<b>Year 12</b>	<b>Year 13</b>	<b>Year 14</b>	<b>Year 15</b>	<b>Year 16</b>	<b>Year 17</b>	<b>Year 18</b>	<b>Year 19</b>	<b>Year 20</b>	<b>Year 21</b>	<b>Year 22</b>	<b>Year 23</b>	<b>Year 24</b>	<b>Year 25</b>	<b>Year 26</b>	<b>Year 27</b>	<b>Year 28</b>	<b>Year 29</b>	<b>Year 30</b>	
<b>Revenues</b>																															
Rental Income	900	10,800	11,124	11,458	11,801	12,155	12,520	12,896	13,283	13,681	14,092	14,514	14,950	15,398	15,860	16,336	16,826	17,331	17,851	18,386	18,938	19,506	20,091	20,694	21,315	21,954	22,613	23,291	23,990	24,710	25,451
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
<b>Gross Income</b>	<b>900</b>	<b>10,800</b>	<b>11,124</b>	<b>11,458</b>	<b>11,801</b>	<b>12,155</b>	<b>12,520</b>	<b>12,896</b>	<b>13,283</b>	<b>13,681</b>	<b>14,092</b>	<b>14,514</b>	<b>14,950</b>	<b>15,398</b>	<b>15,860</b>	<b>16,336</b>	<b>16,826</b>	<b>17,331</b>	<b>17,851</b>	<b>18,386</b>	<b>18,938</b>	<b>19,506</b>	<b>20,091</b>	<b>20,694</b>	<b>21,315</b>	<b>21,954</b>	<b>22,613</b>	<b>23,291</b>	<b>23,990</b>	<b>24,710</b>	<b>25,451</b>
<b>Expenses</b>																															
Property Taxes	78	650	670	690	710	732	754	776	799	823	848	874	900	927	955	983	1,013	1,043	1,074	1,107	1,140	1,174	1,209	1,245	1,283	1,321	1,361	1,402	1,444	1,487	1,532
Insurance	42	500	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	877	903	930	958	987	1,016	1,047	1,078	1,111	1,144	1,178
Maintenance & Repairs	45	540	556	573	590	608	626	645	664	684	705	726	747	770	793	817	841	867	893	919	947	975	1,005	1,035	1,066	1,098	1,131	1,165	1,199	1,235	1,273
Vacancy Reserve	45	540																													
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%)	72	864	890	917	944	972	1,002	1,032	1,063	1,094	1,127	1,161	1,196	1,232	1,269	1,307	1,346	1,386	1,428	1,471	1,515	1,560	1,607	1,656	1,705	1,756	1,809	1,863	1,919	1,977	2,036
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
<b>Total Expenses</b>	<b>282</b>	<b>3,094</b>	<b>2,631</b>	<b>2,710</b>	<b>2,791</b>	<b>2,875</b>	<b>2,961</b>	<b>3,050</b>	<b>3,141</b>	<b>3,235</b>	<b>3,332</b>	<b>3,432</b>	<b>3,535</b>	<b>3,641</b>	<b>3,751</b>	<b>3,863</b>	<b>3,979</b>	<b>4,098</b>	<b>4,221</b>	<b>4,348</b>	<b>4,478</b>	<b>4,613</b>	<b>4,751</b>	<b>4,894</b>	<b>5,041</b>	<b>5,192</b>	<b>5,348</b>	<b>5,508</b>	<b>5,673</b>	<b>5,843</b>	<b>6,019</b>
Expenses (incl Vacancy) as % of Gross Income	28.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	23.6%	
<b>Net Operating Income (NOI)</b>	<b>7,706</b>	<b>8,493</b>	<b>8,748</b>	<b>9,011</b>	<b>9,281</b>	<b>9,559</b>	<b>9,846</b>	<b>10,142</b>	<b>10,446</b>	<b>10,759</b>	<b>11,082</b>	<b>11,414</b>	<b>11,757</b>	<b>12,110</b>	<b>12,473</b>	<b>12,847</b>	<b>13,232</b>	<b>13,629</b>	<b>14,038</b>	<b>14,459</b>	<b>14,893</b>	<b>15,340</b>	<b>15,800</b>	<b>16,274</b>	<b>16,762</b>	<b>17,265</b>	<b>17,783</b>	<b>18,317</b>	<b>18,866</b>	<b>19,432</b>	
<b>Cash Flow</b>																															
NOI (Cash Available)	642	7,706	8,493	8,748	9,011	9,281	9,559	9,846	10,142	10,446	10,759	11,082	11,414	11,757	12,110	12,473	12,847	13,232	13,629	14,038	14,459	14,893	15,340	15,800	16,274	16,762	17,265	17,783	18,317	18,866	19,432
Mortgage	451	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411	5,411
<b>Total Cash Flow</b>	<b>191</b>	<b>2,295</b>	<b>3,082</b>	<b>3,337</b>	<b>3,599</b>	<b>3,870</b>	<b>4,148</b>	<b>4,435</b>	<b>4,730</b>	<b>5,035</b>	<b>5,348</b>	<b>5,671</b>	<b>6,003</b>	<b>6,346</b>	<b>6,698</b>	<b>7,062</b>	<b>7,436</b>	<b>7,821</b>	<b>8,218</b>	<b>8,627</b>	<b>9,048</b>	<b>9,482</b>	<b>9,929</b>	<b>10,389</b>	<b>10,863</b>	<b>11,351</b>	<b>11,854</b>	<b>12,372</b>	<b>12,906</b>	<b>13,455</b>	<b>14,021</b>
<b>Cash ROI</b>	<b>10.93%</b>	<b>14.68%</b>	<b>15.89%</b>	<b>17.14%</b>	<b>18.43%</b>	<b>19.75%</b>	<b>21.12%</b>	<b>22.53%</b>	<b>23.97%</b>	<b>25.47%</b>	<b>27.00%</b>	<b>28.59%</b>	<b>30.22%</b>	<b>31.90%</b>	<b>33.63%</b>	<b>35.41%</b>	<b>37.24%</b>	<b>39.13%</b>	<b>41.08%</b>	<b>43.09%</b>	<b>45.15%</b>	<b>47.28%</b>	<b>49.47%</b>	<b>51.73%</b>	<b>54.05%</b>	<b>56.45%</b>	<b>58.91%</b>	<b>61.46%</b>	<b>64.07%</b>	<b>66.77%</b>	
Equity Accrued	1,239	1,303	1,369	1,439	1,513	1,590	1,672	1,757	1,847	1,942	2,041	2,146	2,255	2,371	2,492	2,620	2,754	2,894	3,043	3,198	3,362	3,534	3,715	3,905	4,104	4,314	4,535	4,767	5,011	5,267	
<b>Total Return</b>	<b>3,534</b>	<b>4,385</b>	<b>4,706</b>	<b>5,039</b>	<b>5,383</b>	<b>5,739</b>	<b>6,107</b>	<b>6,488</b>	<b>6,882</b>	<b>7,290</b>	<b>7,712</b>	<b>8,149</b>	<b>8,601</b>	<b>9,069</b>	<b>9,554</b>	<b>10,055</b>	<b>10,575</b>	<b>11,113</b>	<b>11,670</b>	<b>12,246</b>	<b>12,844</b>	<b>13,463</b>	<b>14,104</b>	<b>14,768</b>	<b>15,456</b>	<b>16,169</b>	<b>16,907</b>	<b>17,673</b>	<b>18,466</b>	<b>19,288</b>	
<b>Total ROI</b>	<b>16.83%</b>	<b>20.88%</b>	<b>22.41%</b>	<b>23.99%</b>	<b>25.63%</b>	<b>27.33%</b>	<b>29.08%</b>	<b>30.89%</b>	<b>32.77%</b>	<b>34.71%</b>	<b>36.72%</b>	<b>38.80%</b>	<b>40.96%</b>	<b>43.19%</b>	<b>45.49%</b>	<b>47.88%</b>	<b>50.36%</b>	<b>52.92%</b>	<b>55.57%</b>	<b>58.32%</b>	<b>61.16%</b>	<b>64.11%</b>	<b>67.16%</b>	<b>70.32%</b>	<b>73.60%</b>	<b>76.99%</b>	<b>80.51%</b>	<b>84.16%</b>	<b>87.93%</b>	<b>91.85%</b>	
<b>Cash Flow / Mortgage Ratio</b>	<b>142%</b>	<b>157%</b>	<b>162%</b>	<b>167%</b>	<b>172%</b>	<b>177%</b>	<b>182%</b>	<b>187%</b>	<b>193%</b>	<b>199%</b>	<b>205%</b>	<b>211%</b>	<b>217%</b>	<b>224%</b>	<b>231%</b>	<b>237%</b>	<b>245%</b>	<b>252%</b>	<b>259%</b>	<b>267%</b>	<b>275%</b>	<b>283%</b>	<b>292%</b>	<b>301%</b>	<b>310%</b>	<b>319%</b>	<b>329%</b>	<b>338%</b>	<b>349%</b>	<b>359%</b>	
Total Equity Accrued	1,239	2,542	3,911	5,351	6,864	8,454	10,126	11,884	13,731	15,673	17,714	19,859	22,115	24,485	26,978	29,597	32,351	35,245	38,288	41,486	44,847	48,381	52,096	56,000	60,105	64,419	68,954	73,722	78,733	84,000	
Loan Payoff Amount	\$82,761	\$81,458	\$80,089	\$78,649	\$77,136	\$75,546	\$73,874	\$72,116	\$70,269	\$68,327	\$66,286	\$64,141	\$61,885	\$59,515	\$57,022	\$54,403	\$51,649	\$48,755	\$45,712	\$42,514	\$39,153	\$35,619	\$31,904	\$28,000	\$23,895	\$19,581	\$15,046	\$10,278	\$5,267	\$0	

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