



Pro Forma for: 343 Coggins Road, Ardmore, AL 35739

3 Bed / 2 Bath, 1,160 Square Feet, Built in 2007

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	\$925

Cash Flow and Returns	
Annual Cash Flow	\$2,348
Gross ROI (Cash)	10.57%
Net ROI (Cap Rate)	7.39%
Cash-on-Cash Return	11.18%

	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%	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	925	11,100	11,433	11,776	12,129	12,483	12,836	13,189	13,542	13,895	14,248	14,601	14,954	15,307	15,660	16,013	16,366	16,719	17,072	17,425	17,778	18,131	18,484	18,837	19,190	19,543	19,896	20,249	20,602	20,955	21,308
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	925	11,100	11,433	11,776	12,129	12,483	12,836	13,189	13,542	13,895	14,248	14,601	14,954	15,307	15,660	16,013	16,366	16,719	17,072	17,425	17,778	18,131	18,484	18,837	19,190	19,543	19,896	20,249	20,602	20,955	21,308
Expenses																															
Property Taxes	62	742	764	787	811	835	860	886	913	940	968	997	1,027	1,058	1,090	1,122	1,156	1,191	1,226	1,263	1,301	1,340	1,380	1,422	1,464	1,508	1,554	1,600	1,648	1,698	1,749
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	46	555	572	589	606	625	643	663	683	703	724	746	768	791	815	839	865	891	917	945	973	1,002	1,032	1,063	1,095	1,128	1,162	1,197	1,233	1,270	1,308
Vacancy Reserve	46	555																													
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%)	74	888	915	942	970	999	1,029	1,060	1,092	1,125	1,159	1,193	1,229	1,266	1,304	1,343	1,383	1,425	1,468	1,512	1,557	1,604	1,652	1,701	1,753	1,805	1,859	1,915	1,973	2,032	2,093
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	278	3,340	2,869	2,955	3,043	3,135	3,229	3,325	3,425	3,528	3,634	3,743	3,855	3,971	4,090	4,213	4,339	4,469	4,603	4,741	4,884	5,030	5,181	5,336	5,496	5,661	5,831	6,006	6,186	6,372	6,563
Expenses (Incl Vacancy) as % of Gross Income	30.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%	25.1%
Net Operating Income (NOI)	7,760	8,564	8,821	9,086	9,359	9,639	9,929	10,226	10,533	10,849	11,175	11,510	11,855	12,211	12,577	12,954	13,343	13,743	14,156	14,580	15,018	15,468	15,932	16,410	16,903	17,410	17,932	18,470	19,024	19,595	
Cash Flow																															
NOI (Cash Available)	647	7,760	8,564	8,821	9,086	9,359	9,639	9,929	10,226	10,533	10,849	11,175	11,510	11,855	12,211	12,577	12,954	13,343	13,743	14,156	14,580	15,018	15,468	15,932	16,410	16,903	17,410	17,932	18,470	19,024	19,595
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
Total Cash Flow	196	2,349	3,153	3,410	3,675	3,947	4,228	4,517	4,815	5,122	5,438	5,764	6,099	6,444	6,800	7,168	7,543	7,932	8,332	8,745	9,169	9,607	10,057	10,521	10,999	11,492	11,999	12,521	13,059	13,613	14,184
Cash ROI	11.18%	15.02%	16.24%	17.50%	18.89%	20.13%	21.51%	22.93%	24.39%	25.90%	27.45%	29.04%	30.69%	32.38%	34.12%	35.92%	37.77%	39.68%	41.64%	43.66%	45.75%	47.89%	50.10%	52.38%	54.72%	57.14%	59.62%	62.19%	64.82%	67.54%	
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	
Total Return	3,588	4,456	4,780	5,114	5,461	5,819	6,189	6,573	6,969	7,380	7,805	8,244	8,699	9,170	9,658	10,163	10,686	11,227	11,787	12,367	12,968	13,591	14,236	14,904	15,596	16,313	17,056	17,826	18,624	19,451	
Total ROI	17.09%	21.22%	22.76%	24.35%	26.00%	27.71%	29.47%	31.30%	33.19%	35.14%	37.17%	39.28%	41.43%	43.67%	45.99%	48.39%	50.88%	53.46%	56.13%	58.89%	61.75%	64.72%	67.79%	70.97%	74.27%	77.68%	81.22%	84.89%	88.69%	92.62%	
Cash Flow / Mortgage Ratio	143%	158%	163%	168%	173%	178%	183%	189%	195%	200%	207%	213%	219%	226%	232%	239%	247%	254%	262%	269%	278%	286%	294%	303%	312%	322%	331%	341%	352%	362%	
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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