



Disclaimer: All figures are subject to change and are not guaranteed. Renovations that are in progress and are subject to change. Inventory is subject to availability.

PROPERTY FEATURES	
Beds/Baths	4/2
Garage/Carport	1-Car
Year Built	1958
Lot Size	~.22 Acres
Property Size	1,314 Ft²
Basement	N/A
Completion Date	Complete

PROPERTY CALCULATIONS	
Purchase Price	\$177,000
Rent Range	\$1325-\$1425
Rent Used in Calculations	\$1,375
Annual Taxes	\$1,175
Annual Insurance	\$955
HOA Fees	0
PM Fee for Year 1 9% After	5%
Annual Net Income (cash)	\$13,545.00
Annual Net Income (finance 20% 30 yr)	\$3,897.13

CAP RATE		
1 Year	5 Year	15 Year
7.65%	8.61%	11.58%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,897.13	\$5,634.29	\$10,890.07
11.01%	15.92%	30.76%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$24,722	\$67,518	\$141,600

Insurance Quote provided by Scott Cantrell State Farm 205-631-6201 scott.cantrell.nnqu@statefarm.com

Property Statistics	
Property Cost (Sales Price)	\$177,000
Monthly Rent Rate	\$1,375.00
Annual Insurance Premium	\$955
Annual Insurance (Change)	3.00%
Property Taxes	\$1,175
Property Tax (Change)	3.00%
Vacancy Rate	4.00%
Maintenance Expense %	5.00%
Maintenance Expense % (Change)	3.00%
HOA Dues (Annual)	\$0.00
HOA Dues (Annual Change)	3.00%
Property Management Costs	5.00%
Rent Appreciation	3.00%
Capital Appreciation After Yr. 1	9.00%

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$1,907.48	12.20%	16	\$4,344.44	19.09%
2	\$2,015.08	12.51%	17	\$4,589.50	19.78%
3	\$2,128.74	12.83%	18	\$4,848.39	20.51%
4	\$2,248.82	13.17%	19	\$5,121.87	21.28%
5	\$2,375.67	13.52%	20	\$5,410.79	22.10%
6	\$2,509.68	13.90%	21	\$5,716.00	22.96%
7	\$2,651.24	14.30%	22	\$6,038.43	23.87%
8	\$2,800.79	14.73%	23	\$6,379.04	24.83%
9	\$2,958.78	15.17%	24	\$6,738.87	25.85%
10	\$3,125.68	15.64%	25	\$7,118.99	26.92%
11	\$3,301.99	16.14%	26	\$7,520.56	28.06%
12	\$3,488.25	16.67%	27	\$7,944.78	29.26%
13	\$3,685.01	17.22%	28	\$8,392.93	30.52%
14	\$3,892.88	17.81%	29	\$8,866.36	31.86%
15	\$4,112.47	18.43%	30	\$9,366.49	33.27%

Financing Details	
Purchase Price	\$177,000
Down Payment %	20.00%
Down Payment \$	\$35,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$803.99	\$9,647.87
Escrow Payment (Taxes & Ins)	\$177.50	\$2,130.00
Property Management	\$68.75	\$825.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$68.75	\$825.00
Rent Loss From Vacancy	\$55.00	\$660.00
Total Estimated Expenses	\$1,173.99	\$14,087.87

30 Year Investment	
IRR	14.84%
Cash-on-Cash Year 31	82.69%

Est. Profit With Financing	\$201.01	\$2,412.13
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This is your cash flow per month, and per year, after all investment expenses above. Longer loan terms result in higher monthly cash flow, while shorter loan terms result in a free-and-clear property more quickly.

