

Coming Soon



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 CALCULATIONS

Purchase Price	\$138,000
Rent Range	\$1050-\$1150
Rent Used in Calculations	\$1,100
Annual Taxes	\$1,400
Annual Insurance	\$451
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$10,161.00
Annual Net Income (finance 20% 30 yr)	\$2,638.93

PROPERTY FEATURES

Beds/Baths	3/1
Garage/Carport	N/A
Year Built	1930
Lot Size	~.14 Acres
Property Size	1,299 Ft²
Basement	N/A
Completion Date	5/3/2024

CAP RATE

1 Year	5 Year	15 Year
7.36%	8.29%	11.14%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,638.93	\$3,967.71	\$7,919.23
9.56%	14.38%	28.69%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$19,275	\$52,641	\$110,400

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

Property Statistics	
Property Cost (Sales Price)	\$138,000
Monthly Rent Rate	\$1,100.00
Annual Insurance Premium	\$451
Annual Insurance (Change)	3.00%
Property Taxes	\$1,400
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	9.00%
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	\$1,487.19	10.65%	16	\$3,387.19	17.53%
2	\$1,571.08	10.95%	17	\$3,578.26	18.22%
3	\$1,659.70	11.27%	18	\$3,780.10	18.95%
4	\$1,753.32	11.61%	19	\$3,993.33	19.73%
5	\$1,852.22	11.97%	20	\$4,218.58	20.54%
6	\$1,956.70	12.35%	21	\$4,456.54	21.40%
7	\$2,067.07	12.75%	22	\$4,707.93	22.31%
8	\$2,183.67	13.17%	23	\$4,973.49	23.28%
9	\$2,306.85	13.62%	24	\$5,254.03	24.29%
10	\$2,436.97	14.09%	25	\$5,550.40	25.37%
11	\$2,574.43	14.58%	26	\$5,863.49	26.50%
12	\$2,719.65	15.11%	27	\$6,194.24	27.70%
13	\$2,873.06	15.67%	28	\$6,543.64	28.97%
14	\$3,035.13	16.25%	29	\$6,912.75	30.30%
15	\$3,206.33	16.87%	30	\$7,302.69	31.72%

Financing Details	
Purchase Price	\$138,000
Down Payment %	20.00%
Down Payment \$	\$27,600.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$626.84	\$7,522.07
Escrow Payment (Taxes & Ins)	\$154.25	\$1,851.00
Property Management	\$99.00	\$1,188.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$55.00	\$660.00
Rent Loss From Vacancy	\$44.00	\$528.00
Total Estimated Expenses	\$979.09	\$11,749.07

30 Year Investment	
IRR	14.00%
Cash-on-Cash Year 31	78.91%

Est. Profit With Financing	\$120.91	\$1,450.93
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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.

