



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	<b>4/3</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1930 &amp; 1954</b>
Lot Size	<b>~.41 Acres</b>
Property Size	<b>1,246 Ft<sup>2</sup> 500 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>Complete</b>

PROPERTY CALCULATIONS	
Purchase Price	<b>\$303,000</b>
Rent Range	<b>\$2440-\$2540</b>
Rent Used in Calculations 439: \$1,600 437: \$890	<b>\$2,490</b>
Annual Taxes	<b>\$1,350</b>
Annual Insurance	<b>\$1,705</b>
HOA Fees	<b>0</b>
PM Fee dor Year 1 9% After	<b>5%</b>
<b>Annual Net Income (cash)</b>	<b>\$25,331.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$9,847.39</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>8.36%</b>	<b>9.41%</b>	<b>12.65%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
<b>\$9,847.39</b>	<b>\$13,110.73</b>	<b>\$22,944.79</b>
<b>13.00%</b>	<b>17.31%</b>	<b>30.29%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$39,676</b>	<b>\$108,357</b>	<b>\$227,250</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$303,000</b>
Monthly Rent Rate	<b>\$2,490.00</b>
Annual Insurance Premium	<b>\$1,705</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,350</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>5.00%</b>
Maintenance Expense %	<b>5.00%</b>
Maintenance Expense % (Change)	<b>3.00%</b>
HOA Dues (Annual)	<b>\$0.00</b>
HOA Dues (Annual Change)	<b>3.00%</b>
Property Management Costs	<b>5.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>9.00%</b>

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$3,061.26	13.10%	16	\$6,972.28	18.26%
2	\$3,233.94	13.32%	17	\$7,365.57	18.78%
3	\$3,416.36	13.57%	18	\$7,781.05	19.33%
4	\$3,609.07	13.82%	19	\$8,219.96	19.91%
5	\$3,812.65	14.09%	20	\$8,683.63	20.52%
6	\$4,027.71	14.37%	21	\$9,173.45	21.17%
7	\$4,254.91	14.67%	22	\$9,690.91	21.85%
8	\$4,494.92	14.99%	23	\$10,237.55	22.57%
9	\$4,748.47	15.32%	24	\$10,815.03	23.33%
10	\$5,016.32	15.68%	25	\$11,425.08	24.14%
11	\$5,299.28	16.05%	26	\$12,069.55	24.99%
12	\$5,598.20	16.45%	27	\$12,750.36	25.89%
13	\$5,913.98	16.86%	28	\$13,469.58	26.84%
14	\$6,247.57	17.30%	29	\$14,229.37	27.84%
15	\$6,599.99	17.77%	30	\$15,032.02	28.90%

Financing Details	
Purchase Price	<b>\$303,000</b>
Down Payment %	<b>25.00%</b>
Down Payment \$	<b>\$75,750.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$1,290.30</b>	<b>\$15,483.61</b>
Escrow Payment (Taxes & Ins)	<b>\$254.58</b>	<b>\$3,055.00</b>
Property Management	<b>\$124.50</b>	<b>\$1,494.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$124.50</b>	<b>\$1,494.00</b>
Rent Loss From Vacancy	<b>\$124.50</b>	<b>\$1,494.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,918.38</b>	<b>\$23,020.61</b>

30 Year Investment	
IRR	<b>15.15%</b>
Cash-on-Cash Year 31	<b>71.59%</b>

<b>Est. Profit With Financing</b>	<b>\$571.62</b>	<b>\$6,859.39</b>
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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.

