



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	2-Car
Year Built	1978
Lot Size	~.38 Acres
Property Size	1,502 Ft <sup>2</sup>
Basement	Partial
Completion Date	Complete

### PROPERTY CALCULATIONS

Purchase Price	\$227,500
Rent Range	\$1650-\$1750
Rent Used in Calculations	\$1,700
Annual Taxes	\$1,500
Annual Insurance	\$931
HOA Fees	0
PM Fee for Year 1 9% After	5%
<b>Annual Net Income (cash)</b>	<b>\$16,949.00</b>
Annual Net Income (finance 20% 30 yr)	\$4,548.49

### CAP RATE

1 Year	5 Year	15 Year
7.45%	8.39%	11.27%

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$4,548.49	\$6,733.14	\$13,313.51
10.00%	14.80%	29.26%

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$31,775	\$86,781	\$182,000

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

Property Statistics	
Property Cost (Sales Price)	<b>\$227,500</b>
Monthly Rent Rate	<b>\$1,700.00</b>
Annual Insurance Premium	<b>\$931</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,500</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	\$2,451.70	10.90%	16	\$5,583.96	17.79%
2	\$2,590.00	11.21%	17	\$5,898.94	18.48%
3	\$2,736.09	11.53%	18	\$6,231.68	19.21%
4	\$2,890.43	11.87%	19	\$6,583.20	19.98%
5	\$3,053.47	12.22%	20	\$6,954.54	20.80%
6	\$3,225.71	12.60%	21	\$7,346.84	21.66%
7	\$3,407.67	13.00%	22	\$7,761.25	22.57%
8	\$3,599.89	13.43%	23	\$8,199.05	23.53%
9	\$3,802.95	13.87%	24	\$8,661.54	24.55%
10	\$4,017.47	14.34%	25	\$9,150.12	25.62%
11	\$4,244.08	14.84%	26	\$9,666.26	26.76%
12	\$4,483.48	15.37%	27	\$10,211.51	27.96%
13	\$4,736.39	15.92%	28	\$10,787.52	29.22%
14	\$5,003.56	16.51%	29	\$11,396.02	30.56%
15	\$5,285.80	17.13%	30	\$12,038.85	31.97%

Financing Details	
Purchase Price	<b>\$227,500</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$45,500.00</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>\$1,033.38</b>	<b>\$12,400.51</b>
Escrow Payment (Taxes & Ins)	<b>\$202.58</b>	<b>\$2,431.00</b>
Property Management	<b>\$85.00</b>	<b>\$1,020.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$85.00</b>	<b>\$1,020.00</b>
Rent Loss From Vacancy	<b>\$85.00</b>	<b>\$1,020.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,490.96</b>	<b>\$17,891.51</b>

30 Year Investment	
IRR	<b>14.13%</b>
Cash-on-Cash Year 31	<b>79.53%</b>

<b>Est. Profit With Financing</b>	<b>\$209.04</b>	<b>\$2,508.49</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.

