

# 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	\$153,000
Rent Range	\$1150-\$1250
Rent Used in Calculations	\$1,200
Annual Taxes	\$1,100
Annual Insurance	\$844
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$11,160.00</b>
Annual Net Income (finance 20% 30 yr)	\$2,820.32

## PROPERTY FEATURES

Beds/Baths	4/2
Garage/Carport	N/A
Year Built	1940
Lot Size	~.46 Acres
Property Size	1,464 Ft <sup>2</sup>
Basement	N/A
Completion Date	3/29/2024

## CAP RATE

1 Year	5 Year	15 Year
7.29%	8.21%	11.03%

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,820.32	\$4,279.34	\$8,619.23
9.22%	13.98%	28.17%

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$21,370	\$58,363	\$122,400

Insurance Quote provided by Scott Cantrell State Farm 205-631-6201 [scott.cantrell.nnqu@statefarm.com](mailto:scott.cantrell.nnqu@statefarm.com)

Property Statistics	
Property Cost (Sales Price)	<b>\$153,000</b>
Monthly Rent Rate	<b>\$1,200.00</b>
Annual Insurance Premium	<b>\$844</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,100</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>4.00%</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>9.00%</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	\$1,648.84	10.37%	16	\$3,755.37	17.25%
2	\$1,741.84	10.67%	17	\$3,967.20	17.95%
3	\$1,840.10	10.99%	18	\$4,190.98	18.68%
4	\$1,943.89	11.33%	19	\$4,427.38	19.45%
5	\$2,053.55	11.69%	20	\$4,677.12	20.27%
6	\$2,169.38	12.07%	21	\$4,940.95	21.13%
7	\$2,291.75	12.47%	22	\$5,219.66	22.04%
8	\$2,421.02	12.89%	23	\$5,514.09	23.00%
9	\$2,557.59	13.34%	24	\$5,825.12	24.02%
10	\$2,701.86	13.81%	25	\$6,153.71	25.09%
11	\$2,854.26	14.31%	26	\$6,500.82	26.23%
12	\$3,015.27	14.84%	27	\$6,867.52	27.42%
13	\$3,185.35	15.39%	28	\$7,254.90	28.69%
14	\$3,365.03	15.98%	29	\$7,664.14	30.03%
15	\$3,554.84	16.60%	30	\$8,096.46	31.44%

Financing Details	
Purchase Price	<b>\$153,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$30,600.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

30 Year Investment	
IRR	<b>13.86%</b>
Cash-on-Cash Year 31	<b>78.24%</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$694.97</b>	<b>\$8,339.68</b>
Escrow Payment (Taxes & Ins)	<b>\$162.00</b>	<b>\$1,944.00</b>
Property Management	<b>\$108.00</b>	<b>\$1,296.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$60.00</b>	<b>\$720.00</b>
Rent Loss From Vacancy	<b>\$48.00</b>	<b>\$576.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,072.97</b>	<b>\$12,875.68</b>

<b>Est. Profit With Financing</b>	<b>\$127.03</b>	<b>\$1,524.32</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.

