



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	3/2
Garage/Carport	2-Car
Year Built	2024
Lot Size	~.15 Acres
Property Size	1,259 Ft ²
Basement	N/A
Completion Date	Contact Us

PROPERTY CALCULATIONS	
Purchase Price	\$240,000
Rent Range	\$1625-\$1725
Rent Used in Calculations	\$1,675
Annual Taxes	\$2,000
Annual Insurance	\$440
HOA Fees	0
PM Fee For Year 1 9% After on Select Lots	5%
Annual Net Income (cash)	\$16,655.00
Annual Net Income (finance 20% 30 yr)	\$3,573.14

CAP RATE		
1 Year	5 Year	15 Year
6.94%	7.81%	10.50%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,573.14	\$5,708.74	\$12,171.13
7.44%	11.89%	25.36%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$33,521	\$91,549	\$192,000

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

Property Statistics	
Property Cost (Sales Price)	\$240,000
Monthly Rent Rate	\$1,675.00
Annual Insurance Premium	\$440
Annual Insurance (Change)	3.00%
Property Taxes	\$2,000
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	\$2,586.41	9.06%	16	\$5,890.77	15.95%
2	\$2,732.31	9.37%	17	\$6,223.06	16.64%
3	\$2,886.43	9.69%	18	\$6,574.08	17.37%
4	\$3,049.25	10.03%	19	\$6,944.91	18.14%
5	\$3,221.25	10.39%	20	\$7,336.66	18.96%
6	\$3,402.95	10.76%	21	\$7,750.51	19.82%
7	\$3,594.90	11.16%	22	\$8,187.70	20.73%
8	\$3,797.69	11.59%	23	\$8,649.55	21.70%
9	\$4,011.91	12.03%	24	\$9,137.45	22.71%
10	\$4,238.21	12.50%	25	\$9,652.87	23.79%
11	\$4,477.28	13.00%	26	\$10,197.37	24.92%
12	\$4,729.83	13.53%	27	\$10,772.58	26.12%
13	\$4,996.63	14.08%	28	\$11,380.24	27.38%
14	\$5,278.48	14.67%	29	\$12,022.18	28.72%
15	\$5,576.23	15.29%	30	\$12,700.32	30.13%

Financing Details	
Purchase Price	\$240,000
Down Payment %	20.00%
Down Payment \$	\$48,000.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,090.15	\$13,081.86
Escrow Payment (Taxes & Ins)	\$203.33	\$2,440.00
Property Management	\$83.75	\$1,005.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$83.75	\$1,005.00
Rent Loss From Vacancy	\$67.00	\$804.00
Total Estimated Expenses	\$1,527.99	\$18,335.86

30 Year Investment	
IRR	13.21%
Cash-on-Cash Year 31	75.07%

Est. Profit With Financing	\$147.01	\$1,764.14
-----------------------------------	-----------------	-------------------

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.

