

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	\$138,500
Rent Range	\$1000-\$1100
Rent Used in Calculations	\$1,050
Annual Taxes	\$700
Annual Insurance	\$609
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$10,157.00
Annual Net Income (finance 20% 30 yr)	\$2,607.68

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	N/A
Year Built	1920
Lot Size	~.12 Acres
Property Size	1,166 Ft²
Basement	N/A
Completion Date	5/8/2024

CAP RATE

1 Year	5 Year	15 Year
7.33%	8.25%	11.09%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,607.68	\$3,933.52	\$7,882.66
9.41%	14.20%	28.46%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$19,345	\$52,832	\$110,800

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

Property Statistics	
Property Cost (Sales Price)	\$138,500
Monthly Rent Rate	\$1,050.00
Annual Insurance Premium	\$609
Annual Insurance (Change)	3.00%
Property Taxes	\$700
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	\$1,492.58	10.71%	16	\$3,399.46	17.59%
2	\$1,576.77	11.01%	17	\$3,591.22	18.28%
3	\$1,665.71	11.33%	18	\$3,793.79	19.02%
4	\$1,759.67	11.67%	19	\$4,007.79	19.79%
5	\$1,858.93	12.03%	20	\$4,233.87	20.60%
6	\$1,963.79	12.41%	21	\$4,472.69	21.47%
7	\$2,074.56	12.81%	22	\$4,724.98	22.38%
8	\$2,191.58	13.23%	23	\$4,991.51	23.34%
9	\$2,315.20	13.68%	24	\$5,273.07	24.36%
10	\$2,445.80	14.15%	25	\$5,570.51	25.43%
11	\$2,583.76	14.65%	26	\$5,884.73	26.56%
12	\$2,729.51	15.17%	27	\$6,216.68	27.76%
13	\$2,883.47	15.73%	28	\$6,567.35	29.03%
14	\$3,046.12	16.32%	29	\$6,937.80	30.37%
15	\$3,217.95	16.94%	30	\$7,329.14	31.78%

Financing Details	
Purchase Price	\$138,500
Down Payment %	20.00%
Down Payment \$	\$27,700.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$629.11	\$7,549.32
Escrow Payment (Taxes & Ins)	\$109.08	\$1,309.00
Property Management	\$94.50	\$1,134.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$52.50	\$630.00
Rent Loss From Vacancy	\$42.00	\$504.00
Total Estimated Expenses	\$927.19	\$11,126.32

30 Year Investment	
IRR	14.03%
Cash-on-Cash Year 31	79.07%

Est. Profit With Financing	\$122.81	\$1,473.68
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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.

