

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	\$160,000
Rent Range	\$1150-\$1250
Rent Used in Calculations	\$1,200
Annual Taxes	\$720
Annual Insurance	\$682
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,702.00
Annual Net Income (finance 20% 30 yr)	\$2,980.76

PROPERTY FEATURES

Beds/Baths	4/2
Garage/Carport	N/A
Year Built	1924
Lot Size	~.18 Acres
Property Size	1,238 Ft²
Basement	N/A
Completion Date	5/6/2024

CAP RATE

1 Year	5 Year	15 Year
7.31%	8.23%	11.06%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,980.76	\$4,507.81	\$9,057.50
9.31%	14.09%	28.30%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$22,348	\$61,033	\$128,000

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

Property Statistics	
Property Cost (Sales Price)	\$160,000
Monthly Rent Rate	\$1,200.00
Annual Insurance Premium	\$682
Annual Insurance (Change)	3.00%
Property Taxes	\$720
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	\$1,724.27	10.65%	16	\$3,927.18	17.54%
2	\$1,821.54	10.96%	17	\$4,148.70	18.23%
3	\$1,924.29	11.28%	18	\$4,382.72	18.96%
4	\$2,032.83	11.62%	19	\$4,629.94	19.73%
5	\$2,147.50	11.98%	20	\$4,891.11	20.55%
6	\$2,268.63	12.35%	21	\$5,167.01	21.41%
7	\$2,396.60	12.75%	22	\$5,458.46	22.32%
8	\$2,531.79	13.18%	23	\$5,766.37	23.28%
9	\$2,674.60	13.62%	24	\$6,091.63	24.30%
10	\$2,825.47	14.09%	25	\$6,435.25	25.38%
11	\$2,984.85	14.59%	26	\$6,798.25	26.51%
12	\$3,153.22	15.12%	27	\$7,181.72	27.71%
13	\$3,331.09	15.67%	28	\$7,586.83	28.97%
14	\$3,518.99	16.26%	29	\$8,014.79	30.31%
15	\$3,717.48	16.88%	30	\$8,466.88	31.72%

Financing Details	
Purchase Price	\$160,000
Down Payment %	20.00%
Down Payment \$	\$32,000.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$726.77	\$8,721.24
Escrow Payment (Taxes & Ins)	\$116.83	\$1,402.00
Property Management	\$108.00	\$1,296.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$60.00	\$720.00
Rent Loss From Vacancy	\$48.00	\$576.00
Total Estimated Expenses	\$1,059.60	\$12,715.24

30 Year Investment	
IRR	14.00%
Cash-on-Cash Year 31	78.93%

Est. Profit With Financing	\$140.40	\$1,684.76
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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.

