



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	<b>\$170,000</b>
Rent Range	<b>\$1225-\$1325</b>
Rent Used in Calculations	<b>\$1,275</b>
Annual Taxes	<b>\$600</b>
Annual Insurance	<b>\$761</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$12,562.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,295.68</b>

### PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1949</b>
Lot Size	<b>~.20 Acres</b>
Property Size	<b>1,534 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>Complete</b>

### CAP RATE

1 Year	5 Year	15 Year
<b>7.39%</b>	<b>8.32%</b>	<b>11.18%</b>

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
<b>\$3,295.68</b>	<b>\$4,949.82</b>	<b>\$9,838.98</b>
<b>9.69%</b>	<b>14.56%</b>	<b>28.94%</b>

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$23,744</b>	<b>\$64,847</b>	<b>\$136,000</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$170,000</b>
Monthly Rent Rate	<b>\$1,275.00</b>
Annual Insurance Premium	<b>\$761</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$600</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>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	\$1,832.04	10.58%	16	\$4,172.63	17.47%
2	\$1,935.38	10.89%	17	\$4,408.00	18.16%
3	\$2,044.55	11.21%	18	\$4,656.64	18.89%
4	\$2,159.88	11.55%	19	\$4,919.31	19.66%
5	\$2,281.72	11.90%	20	\$5,196.80	20.48%
6	\$2,410.42	12.28%	21	\$5,489.94	21.34%
7	\$2,546.39	12.68%	22	\$5,799.62	22.25%
8	\$2,690.03	13.11%	23	\$6,126.76	23.21%
9	\$2,841.77	13.55%	24	\$6,472.36	24.23%
10	\$3,002.06	14.02%	25	\$6,837.45	25.30%
11	\$3,171.40	14.52%	26	\$7,223.14	26.44%
12	\$3,350.30	15.05%	27	\$7,630.58	27.64%
13	\$3,539.28	15.60%	28	\$8,061.01	28.90%
14	\$3,738.92	16.19%	29	\$8,515.71	30.24%
15	\$3,949.83	16.81%	30	\$8,996.06	31.65%

Financing Details	
Purchase Price	<b>\$170,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$34,000.00</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>\$772.19</b>	<b>\$9,266.32</b>
Escrow Payment (Taxes & Ins)	<b>\$113.42</b>	<b>\$1,361.00</b>
Property Management	<b>\$114.75</b>	<b>\$1,377.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$63.75</b>	<b>\$765.00</b>
Rent Loss From Vacancy	<b>\$63.75</b>	<b>\$765.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,127.86</b>	<b>\$13,534.32</b>

30 Year Investment	
IRR	<b>13.96%</b>
Cash-on-Cash Year 31	<b>78.76%</b>

<b>Est. Profit With Financing</b>	<b>\$147.14</b>	<b>\$1,765.68</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.

