

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	\$185,500
Rent Range	\$1400-\$1500
Rent Used in Calculations	\$1,450
Annual Taxes	\$1,300
Annual Insurance	\$910
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,624.00
Annual Net Income (finance 20% 30 yr)	\$3,512.81

PROPERTY FEATURES

Beds/Baths	4/2
Garage/Carport	N/A
Year Built	1940
Lot Size	~.94 Acres
Property Size	1,988 Ft²
Basement	N/A
Completion Date	5/27/2024

CAP RATE

1 Year	5 Year	15 Year
7.34%	8.27%	11.11%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,512.81	\$5,310.87	\$10,614.77
9.47%	14.32%	28.61%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$25,909	\$70,760	\$148,400

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

Property Statistics	
Property Cost (Sales Price)	\$185,500
Monthly Rent Rate	\$1,450.00
Annual Insurance Premium	\$910
Annual Insurance (Change)	3.00%
Property Taxes	\$1,300
Property Tax (Change)	3.00%
Vacancy Rate	5.00%
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	\$1,999.08	10.17%	16	\$4,553.07	17.05%
2	\$2,111.84	10.47%	17	\$4,809.90	17.74%
3	\$2,230.97	10.79%	18	\$5,081.22	18.47%
4	\$2,356.81	11.13%	19	\$5,367.84	19.25%
5	\$2,489.76	11.49%	20	\$5,670.63	20.06%
6	\$2,630.20	11.87%	21	\$5,990.50	20.93%
7	\$2,778.56	12.27%	22	\$6,328.41	21.84%
8	\$2,935.29	12.69%	23	\$6,685.38	22.80%
9	\$3,100.87	13.14%	24	\$7,062.49	23.81%
10	\$3,275.78	13.61%	25	\$7,460.87	24.89%
11	\$3,460.56	14.11%	26	\$7,881.72	26.02%
12	\$3,655.76	14.63%	27	\$8,326.31	27.22%
13	\$3,861.98	15.19%	28	\$8,795.98	28.49%
14	\$4,079.82	15.78%	29	\$9,292.14	29.82%
15	\$4,309.96	16.40%	30	\$9,816.29	31.24%

Financing Details	
Purchase Price	\$185,500
Down Payment %	20.00%
Down Payment \$	\$37,100.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$842.60	\$10,111.19
Escrow Payment (Taxes & Ins)	\$184.17	\$2,210.00
Property Management	\$130.50	\$1,566.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$72.50	\$870.00
Rent Loss From Vacancy	\$72.50	\$870.00
Total Estimated Expenses	\$1,302.27	\$15,627.19

30 Year Investment	
IRR	13.75%
Cash-on-Cash Year 31	77.75%

Est. Profit With Financing	\$147.73	\$1,772.81
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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.

