

# 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	<b>\$205,250</b>
Rent Range	<b>\$1550-\$1650</b>
Rent Used in Calculations	<b>\$1,600</b>
Annual Taxes	<b>\$1,600</b>
Annual Insurance	<b>\$857</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$15,015.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,827.29</b>

## PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>1-Car</b>
Year Built	<b>1981</b>
Lot Size	<b>~.37 Acres</b>
Property Size	<b>1,503 Ft<sup>2</sup></b>
Basement	<b>Partial</b>
Completion Date	<b>5/13/2024</b>

## CAP RATE

1 Year	5 Year	15 Year
<b>7.32%</b>	<b>8.23%</b>	<b>11.07%</b>

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
<b>\$3,827.29</b>	<b>\$5,809.04</b>	<b>\$11,654.51</b>
<b>9.32%</b>	<b>14.15%</b>	<b>28.39%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$28,668</b>	<b>\$78,294</b>	<b>\$164,200</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$205,250</b>
Monthly Rent Rate	<b>\$1,600.00</b>
Annual Insurance Premium	<b>\$857</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,600</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	\$2,211.92	10.03%	16	\$5,037.84	16.92%
2	\$2,336.69	10.34%	17	\$5,322.01	17.61%
3	\$2,468.50	10.66%	18	\$5,622.21	18.34%
4	\$2,607.74	11.00%	19	\$5,939.35	19.11%
5	\$2,754.84	11.36%	20	\$6,274.37	19.93%
6	\$2,910.23	11.74%	21	\$6,628.30	20.79%
7	\$3,074.39	12.14%	22	\$7,002.19	21.70%
8	\$3,247.81	12.56%	23	\$7,397.17	22.67%
9	\$3,431.01	13.00%	24	\$7,814.42	23.68%
10	\$3,624.55	13.48%	25	\$8,255.22	24.76%
11	\$3,829.00	13.97%	26	\$8,720.88	25.89%
12	\$4,044.99	14.50%	27	\$9,212.80	27.09%
13	\$4,273.16	15.06%	28	\$9,732.48	28.36%
14	\$4,514.20	15.64%	29	\$10,281.47	29.69%
15	\$4,768.84	16.26%	30	\$10,861.42	31.11%

Financing Details	
Purchase Price	<b>\$205,250</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$41,050.00</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>\$932.31</b>	<b>\$11,187.71</b>
Escrow Payment (Taxes & Ins)	<b>\$204.75</b>	<b>\$2,457.00</b>
Property Management	<b>\$144.00</b>	<b>\$1,728.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$80.00</b>	<b>\$960.00</b>
Rent Loss From Vacancy	<b>\$80.00</b>	<b>\$960.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,441.06</b>	<b>\$17,292.71</b>

30 Year Investment	
IRR	<b>13.69%</b>
Cash-on-Cash Year 31	<b>77.43%</b>

<b>Est. Profit With Financing</b>	<b>\$158.94</b>	<b>\$1,907.29</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.

