

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	\$161,000
Rent Range	\$1225-\$1325
Rent Used in Calculations	\$1,275
Annual Taxes	\$1,300
Annual Insurance	\$924
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,699.00
Annual Net Income (finance 20% 30 yr)	\$2,923.25

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	N/A
Year Built	1965
Lot Size	~.23 Acres
Property Size	1,600 Ft²
Basement	Finished
Completion Date	5/30/2024

CAP RATE

1 Year	5 Year	15 Year
7.27%	8.18%	10.99%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,923.25	\$4,469.07	\$9,024.18
9.08%	13.88%	28.03%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$22,487	\$61,414	\$128,800

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

Property Statistics	
Property Cost (Sales Price)	\$161,000
Monthly Rent Rate	\$1,275.00
Annual Insurance Premium	\$924
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	\$1,735.05	9.72%	16	\$3,951.72	16.60%
2	\$1,832.92	10.02%	17	\$4,174.63	17.29%
3	\$1,936.31	10.34%	18	\$4,410.11	18.02%
4	\$2,045.54	10.68%	19	\$4,658.88	18.80%
5	\$2,160.92	11.04%	20	\$4,921.68	19.61%
6	\$2,282.81	11.42%	21	\$5,199.30	20.47%
7	\$2,411.58	11.82%	22	\$5,492.58	21.38%
8	\$2,547.61	12.24%	23	\$5,802.40	22.35%
9	\$2,691.32	12.69%	24	\$6,129.71	23.36%
10	\$2,843.13	13.16%	25	\$6,475.47	24.44%
11	\$3,003.51	13.65%	26	\$6,840.74	25.57%
12	\$3,172.93	14.18%	27	\$7,226.61	26.77%
13	\$3,351.91	14.74%	28	\$7,634.25	28.04%
14	\$3,540.98	15.32%	29	\$8,064.88	29.37%
15	\$3,740.72	15.94%	30	\$8,519.80	30.79%

Financing Details	
Purchase Price	\$161,000
Down Payment %	20.00%
Down Payment \$	\$32,200.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$731.31	\$8,775.75
Escrow Payment (Taxes & Ins)	\$185.33	\$2,224.00
Property Management	\$114.75	\$1,377.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$63.75	\$765.00
Rent Loss From Vacancy	\$63.75	\$765.00
Total Estimated Expenses	\$1,158.90	\$13,906.75

30 Year Investment	
IRR	13.53%
Cash-on-Cash Year 31	76.65%

Est. Profit With Financing	\$116.10	\$1,393.25
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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.

