



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 FEATURES

Beds/Baths	3/2
Garage/Carport	Carport
Year Built	1968
Lot Size	~.64 Acres
Property Size	1,240 Ft²
Basement	N/A
Completion Date	Complete!

PROPERTY CALCULATIONS

Purchase Price	\$145,000
Rent Range	\$1150-\$1250
Rent Used in Calculations	\$1,200
Annual Taxes	\$1,600
Annual Insurance	\$652
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$10,852.00
Annual Net Income (finance 20% 30 yr)	\$2,948.38

CAP RATE

1 Year	5 Year	15 Year
7.48%	8.42%	11.32%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,948.38	\$4,368.75	\$8,589.41
10.17%	15.06%	29.62%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$20,252	\$55,311	\$116,000

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

Property Statistics	
Property Cost (Sales Price)	\$145,000
Monthly Rent Rate	\$1,200.00
Annual Insurance Premium	\$652
Annual Insurance (Change)	3.00%
Property Taxes	\$1,600
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	\$1,562.62	11.09%	16	\$3,559.01	17.97%
2	\$1,650.77	11.39%	17	\$3,759.76	18.66%
3	\$1,743.88	11.71%	18	\$3,971.84	19.39%
4	\$1,842.25	12.05%	19	\$4,195.89	20.17%
5	\$1,946.17	12.41%	20	\$4,432.57	20.98%
6	\$2,055.95	12.79%	21	\$4,682.60	21.84%
7	\$2,171.92	13.19%	22	\$4,946.73	22.76%
8	\$2,294.44	13.61%	23	\$5,225.77	23.72%
9	\$2,423.86	14.06%	24	\$5,520.54	24.73%
10	\$2,560.58	14.53%	25	\$5,831.94	25.81%
11	\$2,705.02	15.03%	26	\$6,160.91	26.94%
12	\$2,857.61	15.55%	27	\$6,508.44	28.14%
13	\$3,018.80	16.11%	28	\$6,875.56	29.41%
14	\$3,189.08	16.69%	29	\$7,263.40	30.74%
15	\$3,368.97	17.31%	30	\$7,673.11	32.16%

Financing Details	
Purchase Price	\$145,000
Down Payment %	20.00%
Down Payment \$	\$29,000.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$658.64	\$7,903.62
Escrow Payment (Taxes & Ins)	\$187.67	\$2,252.00
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	\$1,062.30	\$12,747.62

30 Year Investment	
IRR	14.23%
Cash-on-Cash Year 31	79.98%

Est. Profit With Financing	\$137.70	\$1,652.38
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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.

