



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. ****CASH ONLY****

PROPERTY FEATURES	
Beds/Baths	3/2
Garage/Carport	N/A
Year Built	1979
Lot Size	~.08 Acres
Property Size	1,748 Ft²
Basement	N/A
Completion Date	Complete

PROPERTY CALCULATIONS	
Purchase Price	\$157,000
Rent Range	\$1225-\$1325
Rent Used in Calculations	\$1,275
Annual Taxes	\$1,000
Annual Insurance	\$707
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$12,216.00
Annual Net Income (finance 20% 30 yr)	\$3,658.28

CAP RATE		
1 Year	5 Year	15 Year
7.78%	8.76%	11.77%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,658.28	\$5,268.99	\$10,024.22
11.65%	16.78%	31.92%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$21,929	\$59,888	\$125,600

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

Property Statistics	
Property Cost (Sales Price)	\$157,000
Monthly Rent Rate	\$1,275.00
Annual Insurance Premium	\$707
Annual Insurance (Change)	3.00%
Property Taxes	\$1,000
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	\$1,691.94	12.17%	16	\$3,853.55	19.05%
2	\$1,787.38	12.47%	17	\$4,070.92	19.74%
3	\$1,888.21	12.79%	18	\$4,300.55	20.47%
4	\$1,994.72	13.13%	19	\$4,543.13	21.25%
5	\$2,107.23	13.49%	20	\$4,799.40	22.06%
6	\$2,226.10	13.87%	21	\$5,070.12	22.92%
7	\$2,351.67	14.27%	22	\$5,356.12	23.84%
8	\$2,484.32	14.69%	23	\$5,658.25	24.80%
9	\$2,624.45	15.14%	24	\$5,977.42	25.81%
10	\$2,772.49	15.61%	25	\$6,314.59	26.89%
11	\$2,928.88	16.11%	26	\$6,670.78	28.02%
12	\$3,094.10	16.63%	27	\$7,047.07	29.22%
13	\$3,268.63	17.19%	28	\$7,444.58	30.49%
14	\$3,453.00	17.77%	29	\$7,864.51	31.82%
15	\$3,647.78	18.40%	30	\$8,308.13	33.24%

Financing Details	
Purchase Price	\$157,000
Down Payment %	20.00%
Down Payment \$	\$31,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$713.14	\$8,557.72
Escrow Payment (Taxes & Ins)	\$142.25	\$1,707.00
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	\$1,097.64	\$13,171.72

30 Year Investment	
IRR	14.82%
Cash-on-Cash Year 31	82.60%

Est. Profit With Financing	\$177.36	\$2,128.28
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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.

