

# 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>\$149,350</b>
Rent Range	<b>\$1125-\$1225</b>
Rent Used in Calculations	<b>\$1,175</b>
Annual Taxes	<b>\$1,080</b>
Annual Insurance	<b>\$646</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$11,105.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$2,964.27</b>

## PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1924</b>
Lot Size	<b>~.18 Acres</b>
Property Size	<b>1,563 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>6/10/2024</b>

## CAP RATE

1 Year	5 Year	15 Year
<b>7.44%</b>	<b>8.37%</b>	<b>11.25%</b>

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
<b>\$2,964.27</b>	<b>\$4,429.46</b>	<b>\$8,752.55</b>
<b>9.92%</b>	<b>14.83%</b>	<b>29.30%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$20,860</b>	<b>\$56,970</b>	<b>\$119,480</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$149,350</b>
Monthly Rent Rate	<b>\$1,175.00</b>
Annual Insurance Premium	<b>\$646</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,080</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	\$1,609.50	10.59%	16	\$3,665.78	17.48%
2	\$1,700.29	10.90%	17	\$3,872.56	18.17%
3	\$1,796.20	11.22%	18	\$4,091.00	18.90%
4	\$1,897.52	11.56%	19	\$4,321.76	19.67%
5	\$2,004.56	11.91%	20	\$4,565.54	20.49%
6	\$2,117.63	12.29%	21	\$4,823.08	21.35%
7	\$2,237.08	12.69%	22	\$5,095.14	22.26%
8	\$2,363.27	13.12%	23	\$5,382.54	23.22%
9	\$2,496.58	13.56%	24	\$5,686.16	24.24%
10	\$2,637.40	14.03%	25	\$6,006.90	25.31%
11	\$2,786.17	14.53%	26	\$6,345.74	26.45%
12	\$2,943.33	15.06%	27	\$6,703.69	27.65%
13	\$3,109.36	15.61%	28	\$7,081.83	28.91%
14	\$3,284.75	16.20%	29	\$7,481.30	30.25%
15	\$3,470.04	16.82%	30	\$7,903.31	31.66%

Financing Details	
Purchase Price	<b>\$149,350</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$29,870.00</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>\$678.39</b>	<b>\$8,140.73</b>
Escrow Payment (Taxes & Ins)	<b>\$143.83</b>	<b>\$1,726.00</b>
Property Management	<b>\$105.75</b>	<b>\$1,269.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$58.75</b>	<b>\$705.00</b>
Rent Loss From Vacancy	<b>\$58.75</b>	<b>\$705.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,045.48</b>	<b>\$12,545.73</b>

30 Year Investment	
IRR	<b>13.97%</b>
Cash-on-Cash Year 31	<b>78.78%</b>

<b>Est. Profit With Financing</b>	<b>\$129.52</b>	<b>\$1,554.27</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.

