



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>\$148,000</b>
Rent Range	<b>\$1100-\$1200</b>
Rent Used in Calculations	<b>\$1,150</b>
Annual Taxes	<b>\$751</b>
Annual Insurance	<b>\$961</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$10,846.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$2,778.85</b>

### PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>Carport</b>
Year Built	<b>1968</b>
Lot Size	<b>~.20 Acres</b>
Property Size	<b>1,050 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>8/23/2024</b>

### CAP RATE

1 Year	5 Year	15 Year
<b>7.33%</b>	<b>8.25%</b>	<b>11.08%</b>

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,778.85	\$4,210.02	\$8,432.33
<b>9.39%</b>	<b>14.22%</b>	<b>28.49%</b>

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$20,671</b>	<b>\$56,455</b>	<b>\$118,400</b>

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

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Property Statistics	
Property Cost (Sales Price)	<b>\$148,000</b>
Monthly Rent Rate	<b>\$1,150.00</b>
Annual Insurance Premium	<b>\$961</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$751</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>

Financing Details	
Purchase Price	<b>\$148,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$29,600.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

30 Year Investment	
IRR	<b>13.73%</b>
Cash-on-Cash Year 31	<b>77.62%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$1,594.95	10.11%	16	\$3,632.64	17.00%
2	\$1,684.92	10.42%	17	\$3,837.55	17.69%
3	\$1,779.96	10.74%	18	\$4,054.02	18.42%
4	\$1,880.37	11.08%	19	\$4,282.70	19.19%
5	\$1,986.44	11.44%	20	\$4,524.28	20.01%
6	\$2,098.49	11.82%	21	\$4,779.48	20.87%
7	\$2,216.86	12.22%	22	\$5,049.08	21.78%
8	\$2,341.91	12.64%	23	\$5,333.89	22.75%
9	\$2,474.01	13.08%	24	\$5,634.76	23.76%
10	\$2,613.56	13.56%	25	\$5,952.61	24.84%
11	\$2,760.99	14.05%	26	\$6,288.38	25.97%
12	\$2,916.73	14.58%	27	\$6,643.09	27.17%
13	\$3,081.25	15.14%	28	\$7,017.82	28.43%
14	\$3,255.06	15.72%	29	\$7,413.68	29.77%
15	\$3,438.67	16.34%	30	\$7,831.87	31.18%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$672.26</b>	<b>\$8,067.15</b>
Escrow Payment (Taxes & Ins)	<b>\$142.67</b>	<b>\$1,712.00</b>
Property Management	<b>\$103.50</b>	<b>\$1,242.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$57.50</b>	<b>\$690.00</b>
Rent Loss From Vacancy	<b>\$57.50</b>	<b>\$690.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,033.43</b>	<b>\$12,401.15</b>

<b>Est. Profit With Financing</b>	<b>\$116.57</b>	<b>\$1,398.85</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.

