



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	\$283,000
Rent Range	\$2050-\$2150
Rent Used in Calculations	\$2,100
Annual Taxes	\$1,295
Annual Insurance	\$664
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$20,973.00
Annual Net Income (finance 20% 30 yr)	\$5,547.31

PROPERTY FEATURES	
Beds/Baths	4/3
Garage/Carport	Carport
Year Built	1965
Lot Size	~.47 Acres
Property Size	1,800 Ft²
Basement	N/A
Completion Date	Complete

CAP RATE		
1 Year	5 Year	15 Year
7.41%	8.34%	11.21%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$5,547.31	\$8,307.24	\$16,469.38
9.80%	14.68%	29.10%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$39,527	\$107,952	\$226,400

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

Property Statistics	
Property Cost (Sales Price)	\$283,000
Monthly Rent Rate	\$2,100.00
Annual Insurance Premium	\$664
Annual Insurance (Change)	3.00%
Property Taxes	\$1,295
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	\$3,049.81	10.74%	16	\$6,946.20	17.62%
2	\$3,221.84	11.04%	17	\$7,338.02	18.31%
3	\$3,403.58	11.36%	18	\$7,751.94	19.04%
4	\$3,595.57	11.70%	19	\$8,189.21	19.82%
5	\$3,798.39	12.06%	20	\$8,651.15	20.63%
6	\$4,012.65	12.44%	21	\$9,139.14	21.50%
7	\$4,238.99	12.84%	22	\$9,654.66	22.41%
8	\$4,478.10	13.26%	23	\$10,199.26	23.37%
9	\$4,730.70	13.71%	24	\$10,774.58	24.38%
10	\$4,997.55	14.18%	25	\$11,382.35	25.46%
11	\$5,279.46	14.68%	26	\$12,024.40	26.59%
12	\$5,577.26	15.20%	27	\$12,702.67	27.79%
13	\$5,891.86	15.76%	28	\$13,419.20	29.06%
14	\$6,224.21	16.35%	29	\$14,176.15	30.39%
15	\$6,575.30	16.97%	30	\$14,975.80	31.81%

Financing Details	
Purchase Price	\$283,000
Down Payment %	20.00%
Down Payment \$	\$56,600.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,285.47	\$15,425.69
Escrow Payment (Taxes & Ins)	\$163.25	\$1,959.00
Property Management	\$189.00	\$2,268.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$105.00	\$1,260.00
Rent Loss From Vacancy	\$105.00	\$1,260.00
Total Estimated Expenses	\$1,847.72	\$22,172.69

30 Year Investment	
IRR	14.04%
Cash-on-Cash Year 31	79.13%

Est. Profit With Financing	\$252.28	\$3,027.31
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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.

