

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	\$142,350
Rent Range	\$1075-\$1175
Rent Used in Calculations	\$1,125
Annual Taxes	\$535
Annual Insurance	\$719
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,031.00
Annual Net Income (finance 20% 30 yr)	\$3,271.82

PROPERTY FEATURES

Beds/Baths	3/1
Garage/Carport	N/A
Year Built	1956
Lot Size	~.40 Acres
Property Size	988 Ft²
Basement	N/A
Completion Date	9/19/2024

CAP RATE

1 Year	5 Year	15 Year
7.75%	8.72%	11.72%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,271.82	\$4,724.68	\$9,018.09
11.49%	16.60%	31.68%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$19,882	\$54,300	\$113,880

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

Property Statistics	
Property Cost (Sales Price)	\$142,350
Monthly Rent Rate	\$1,125.00
Annual Insurance Premium	\$719
Annual Insurance (Change)	3.00%
Property Taxes	\$535
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	\$1,534.07	12.14%	16	\$3,493.96	19.02%
2	\$1,620.60	12.44%	17	\$3,691.05	19.72%
3	\$1,712.01	12.76%	18	\$3,899.25	20.45%
4	\$1,808.58	13.10%	19	\$4,119.20	21.22%
5	\$1,910.60	13.46%	20	\$4,351.56	22.04%
6	\$2,018.38	13.84%	21	\$4,597.02	22.90%
7	\$2,132.23	14.24%	22	\$4,856.33	23.81%
8	\$2,252.50	14.66%	23	\$5,130.26	24.77%
9	\$2,379.56	15.11%	24	\$5,419.65	25.79%
10	\$2,513.79	15.58%	25	\$5,725.36	26.86%
11	\$2,655.58	16.08%	26	\$6,048.32	27.99%
12	\$2,805.38	16.60%	27	\$6,389.49	29.19%
13	\$2,963.63	17.16%	28	\$6,749.91	30.46%
14	\$3,130.80	17.75%	29	\$7,130.65	31.80%
15	\$3,307.40	18.37%	30	\$7,532.88	33.21%

Financing Details	
Purchase Price	\$142,350
Down Payment %	20.00%
Down Payment \$	\$28,470.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$646.60	\$7,759.18
Escrow Payment (Taxes & Ins)	\$104.50	\$1,254.00
Property Management	\$101.25	\$1,215.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$56.25	\$675.00
Rent Loss From Vacancy	\$56.25	\$675.00
Total Estimated Expenses	\$964.85	\$11,578.18

30 Year Investment	
IRR	14.80%
Cash-on-Cash Year 31	82.54%

Est. Profit With Financing	Monthly	Annual
	\$160.15	\$1,921.82

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.

