



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 FEATURES	
Beds/Baths	3/2
Garage/Carport	Carport
Year Built	1957
Lot Size	~.10 Acres
Property Size	1,302 Ft²
Basement	N/A
Completion Date	9/24/2024

PROPERTY CALCULATIONS	
Purchase Price	\$158,000
Rent Range	\$1150-\$1250
Rent Used in Calculations	\$1,200
Annual Taxes	\$670
Annual Insurance	\$1,153
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,281.00
Annual Net Income (finance 20% 30 yr)	\$2,668.78

CAP RATE		
1 Year	5 Year	15 Year
7.14%	8.04%	10.80%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$2,668.78	\$4,157.57	\$8,549.32
8.45%	13.16%	27.05%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$22,068	\$60,270	\$126,400

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

Property Statistics	
Property Cost (Sales Price)	\$158,000
Monthly Rent Rate	\$1,200.00
Annual Insurance Premium	\$1,153
Annual Insurance (Change)	3.00%
Property Taxes	\$670
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	\$1,702.72	9.28%	16	\$3,878.09	16.16%
2	\$1,798.77	9.58%	17	\$4,096.84	16.85%
3	\$1,900.23	9.90%	18	\$4,327.94	17.58%
4	\$2,007.42	10.24%	19	\$4,572.07	18.36%
5	\$2,120.65	10.60%	20	\$4,829.97	19.17%
6	\$2,240.28	10.98%	21	\$5,102.42	20.04%
7	\$2,366.65	11.38%	22	\$5,390.23	20.95%
8	\$2,500.14	11.80%	23	\$5,694.29	21.91%
9	\$2,641.17	12.25%	24	\$6,015.49	22.92%
10	\$2,790.15	12.72%	25	\$6,354.81	24.00%
11	\$2,947.54	13.22%	26	\$6,713.27	25.13%
12	\$3,113.80	13.74%	27	\$7,091.95	26.33%
13	\$3,289.45	14.30%	28	\$7,491.99	27.60%
14	\$3,475.00	14.89%	29	\$7,914.60	28.93%
15	\$3,671.02	15.51%	30	\$8,361.05	30.35%

Financing Details	
Purchase Price	\$158,000
Down Payment %	20.00%
Down Payment \$	\$31,600.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$717.69	\$8,612.22
Escrow Payment (Taxes & Ins)	\$151.92	\$1,823.00
Property Management	\$108.00	\$1,296.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$60.00	\$720.00
Rent Loss From Vacancy	\$60.00	\$720.00
Total Estimated Expenses	\$1,097.60	\$13,171.22

30 Year Investment	
IRR	13.31%
Cash-on-Cash Year 31	75.59%

Est. Profit With Financing	\$102.40	\$1,228.78
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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.

