

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	\$137,000
Rent Range	\$975-\$1075
Rent Used in Calculations	\$1,025
Annual Taxes	\$550
Annual Insurance	\$894
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$9,749.00
Annual Net Income (finance 20% 30 yr)	\$2,281.44

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	Carport
Year Built	1954
Lot Size	~1.0 Acres
Property Size	1,316 Ft²
Basement	N/A
Completion Date	10/21/2024

CAP RATE

1 Year	5 Year	15 Year
7.12%	8.01%	10.76%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,281.44	\$3,567.32	\$7,362.40
8.33%	13.02%	26.87%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$19,135	\$52,259	\$109,600

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

Property Statistics	
Property Cost (Sales Price)	\$137,000
Monthly Rent Rate	\$1,025.00
Annual Insurance Premium	\$894
Annual Insurance (Change)	3.00%
Property Taxes	\$550
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	\$1,476.41	9.23%	16	\$3,362.65	16.11%
2	\$1,559.69	9.53%	17	\$3,552.33	16.80%
3	\$1,647.67	9.85%	18	\$3,752.71	17.53%
4	\$1,740.61	10.19%	19	\$3,964.39	18.31%
5	\$1,838.80	10.55%	20	\$4,188.01	19.12%
6	\$1,942.52	10.93%	21	\$4,424.25	19.98%
7	\$2,052.09	11.33%	22	\$4,673.81	20.90%
8	\$2,167.85	11.75%	23	\$4,937.45	21.86%
9	\$2,290.13	12.20%	24	\$5,215.96	22.87%
10	\$2,419.31	12.67%	25	\$5,510.18	23.95%
11	\$2,555.78	13.17%	26	\$5,821.00	25.08%
12	\$2,699.94	13.69%	27	\$6,149.35	26.28%
13	\$2,852.24	14.25%	28	\$6,496.22	27.55%
14	\$3,013.13	14.83%	29	\$6,862.66	28.88%
15	\$3,183.10	15.45%	30	\$7,249.77	30.30%

Financing Details	
Purchase Price	\$137,000
Down Payment %	20.00%
Down Payment \$	\$27,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$622.30	\$7,467.56
Escrow Payment (Taxes & Ins)	\$120.33	\$1,444.00
Property Management	\$92.25	\$1,107.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$51.25	\$615.00
Rent Loss From Vacancy	\$51.25	\$615.00
Total Estimated Expenses	\$937.38	\$11,248.56

30 Year Investment	
IRR	13.29%
Cash-on-Cash Year 31	75.47%

Est. Profit With Financing	Monthly	Annual
	\$87.62	\$1,051.44

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.

