



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	1954
Lot Size	~.36 Acres
Property Size	2,050 Ft <sup>2</sup>
Basement	N/A
Completion Date	10/16/2024

PROPERTY CALCULATIONS	
Purchase Price	\$221,000
Rent Range	\$1725-\$1825
Rent Used in Calculations	\$1,775
Annual Taxes	\$2,025
Annual Insurance	\$1,005
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$16,353.00</b>
Annual Net Income (finance 20% 30 yr)	\$4,306.79

CAP RATE		
1 Year	5 Year	15 Year
7.40%	8.33%	11.19%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$4,306.79	\$6,467.11	\$12,834.15
9.74%	14.63%	29.04%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$30,868	\$84,302	\$176,800

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

Property Statistics	
Property Cost (Sales Price)	<b>\$221,000</b>
Monthly Rent Rate	<b>\$1,775.00</b>
Annual Insurance Premium	<b>\$1,005</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$2,025</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>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$2,381.65	10.31%	16	\$5,424.42	17.20%
2	\$2,516.00	10.62%	17	\$5,730.40	17.89%
3	\$2,657.92	10.94%	18	\$6,053.64	18.62%
4	\$2,807.85	11.28%	19	\$6,395.11	19.39%
5	\$2,966.23	11.64%	20	\$6,755.84	20.21%
6	\$3,133.55	12.01%	21	\$7,136.93	21.07%
7	\$3,310.31	12.41%	22	\$7,539.50	21.98%
8	\$3,497.04	12.84%	23	\$7,964.79	22.94%
9	\$3,694.30	13.28%	24	\$8,414.07	23.96%
10	\$3,902.68	13.75%	25	\$8,888.69	25.04%
11	\$4,122.83	14.25%	26	\$9,390.08	26.17%
12	\$4,355.39	14.78%	27	\$9,919.75	27.37%
13	\$4,601.06	15.33%	28	\$10,479.31	28.63%
14	\$4,860.60	15.92%	29	\$11,070.42	29.97%
15	\$5,134.78	16.54%	30	\$11,694.88	31.38%

Financing Details	
Purchase Price	<b>\$221,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$44,200.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$1,003.85</b>	<b>\$12,046.21</b>
Escrow Payment (Taxes & Ins)	<b>\$252.50</b>	<b>\$3,030.00</b>
Property Management	<b>\$159.75</b>	<b>\$1,917.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$88.75</b>	<b>\$1,065.00</b>
Rent Loss From Vacancy	<b>\$88.75</b>	<b>\$1,065.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,593.60</b>	<b>\$19,123.21</b>

30 Year Investment	
IRR	<b>13.83%</b>
Cash-on-Cash Year 31	<b>78.11%</b>

<b>Est. Profit With Financing</b>	<b>\$181.40</b>	<b>\$2,176.79</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.

