



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	3/1
Garage/Carport	N/A
Year Built	1950
Lot Size	~1.5 Acres
Property Size	1,344 Ft <sup>2</sup>
Basement	N/A
Completion Date	9/30/2024

PROPERTY CALCULATIONS	
Purchase Price	\$153,000
Rent Range	\$1150-\$1250
Rent Used in Calculations	\$1,200
Annual Taxes	\$925
Annual Insurance	\$824
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$11,355.00</b>
Annual Net Income (finance 20% 30 yr)	\$3,015.32

CAP RATE		
1 Year	5 Year	15 Year
7.42%	8.35%	11.23%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,015.32	\$4,513.40	\$8,933.79
9.85%	14.75%	29.20%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$21,370	\$58,363	\$122,400

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

Property Statistics	
Property Cost (Sales Price)	<b>\$153,000</b>
Monthly Rent Rate	<b>\$1,200.00</b>
Annual Insurance Premium	<b>\$824</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$925</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	\$1,648.84	10.54%	16	\$3,755.37	17.42%
2	\$1,741.84	10.84%	17	\$3,967.20	18.11%
3	\$1,840.10	11.16%	18	\$4,190.98	18.84%
4	\$1,943.89	11.50%	19	\$4,427.38	19.62%
5	\$2,053.55	11.86%	20	\$4,677.12	20.43%
6	\$2,169.38	12.24%	21	\$4,940.95	21.29%
7	\$2,291.75	12.64%	22	\$5,219.66	22.21%
8	\$2,421.02	13.06%	23	\$5,514.09	23.17%
9	\$2,557.59	13.51%	24	\$5,825.12	24.18%
10	\$2,701.86	13.98%	25	\$6,153.71	25.26%
11	\$2,854.26	14.48%	26	\$6,500.82	26.39%
12	\$3,015.27	15.00%	27	\$6,867.52	27.59%
13	\$3,185.35	15.56%	28	\$7,254.90	28.86%
14	\$3,365.03	16.14%	29	\$7,664.14	30.19%
15	\$3,554.84	16.77%	30	\$8,096.46	31.61%

Financing Details	
Purchase Price	<b>\$153,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$30,600.00</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>\$694.97</b>	<b>\$8,339.68</b>
Escrow Payment (Taxes & Ins)	<b>\$145.75</b>	<b>\$1,749.00</b>
Property Management	<b>\$108.00</b>	<b>\$1,296.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$60.00</b>	<b>\$720.00</b>
Rent Loss From Vacancy	<b>\$60.00</b>	<b>\$720.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,068.72</b>	<b>\$12,824.68</b>

30 Year Investment	
IRR	<b>13.94%</b>
Cash-on-Cash Year 31	<b>78.65%</b>

<b>Est. Profit With Financing</b>	<b>\$131.28</b>	<b>\$1,575.32</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.

