



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	1910
Lot Size	~.23 Acres
Property Size	1,546 Ft <sup>2</sup>
Basement	N/A
Completion Date	Completed

PROPERTY CALCULATIONS	
Purchase Price	\$131,500
Rent Range	\$975-\$1075
Rent Used in Calculations	\$1,025
Annual Taxes	\$1,000
Annual Insurance	\$779
HOA Fees	0
Property Management Fees	5%
<b>Annual Net Income (cash)</b>	<b>\$9,906.00</b>
Annual Net Income (finance 20% 30 yr)	\$2,738.23

CAP RATE		
1 Year	5 Year	15 Year
7.53%	8.48%	11.39%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$2,738.23	\$4,016.13	\$7,862.46
10.41%	15.27%	29.90%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$18,367	\$50,161	\$105,200

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

Property Statistics	
Property Cost (Sales Price)	<b>\$131,500</b>
Monthly Rent Rate	<b>\$1,025.00</b>
Annual Insurance Premium	<b>\$779</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,000</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>5.00%</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	\$1,417.14	11.12%	16	\$3,227.65	18.01%
2	\$1,497.08	11.43%	17	\$3,409.72	18.70%
3	\$1,581.52	11.75%	18	\$3,602.05	19.43%
4	\$1,670.73	12.09%	19	\$3,805.23	20.20%
5	\$1,764.98	12.45%	20	\$4,019.88	21.02%
6	\$1,864.53	12.82%	21	\$4,246.63	21.88%
7	\$1,969.71	13.22%	22	\$4,486.18	22.79%
8	\$2,080.82	13.65%	23	\$4,739.23	23.75%
9	\$2,198.19	14.09%	24	\$5,006.56	24.77%
10	\$2,322.18	14.56%	25	\$5,288.97	25.84%
11	\$2,453.17	15.06%	26	\$5,587.31	26.98%
12	\$2,591.55	15.59%	27	\$5,902.48	28.18%
13	\$2,737.74	16.14%	28	\$6,235.42	29.44%
14	\$2,892.17	16.73%	29	\$6,587.15	30.78%
15	\$3,055.31	17.35%	30	\$6,958.72	32.19%

Financing Details	
Purchase Price	<b>\$131,500</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$26,300.00</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>\$597.31</b>	<b>\$7,167.77</b>
Escrow Payment (Taxes & Ins)	<b>\$148.25</b>	<b>\$1,779.00</b>
Property Management	<b>\$51.25</b>	<b>\$615.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$51.25</b>	<b>\$615.00</b>
Rent Loss From Vacancy	<b>\$51.25</b>	<b>\$615.00</b>
<b>Total Estimated Expenses</b>	<b>\$899.31</b>	<b>\$10,791.77</b>

30 Year Investment	
IRR	<b>14.25%</b>
Cash-on-Cash Year 31	<b>80.07%</b>

<b>Est. Profit With Financing</b>	<b>\$125.69</b>	<b>\$1,508.23</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.

