

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	\$128,000
Rent Range	\$975-\$1075
Rent Used in Calculations	\$1,025
Annual Taxes	\$350
Annual Insurance	\$840
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$10,003.00
Annual Net Income (finance 20% 30 yr)	\$3,026.01

PROPERTY FEATURES

Beds/Baths	3/3
Garage/Carport	N/A
Year Built	1917
Lot Size	~.20 Acres
Property Size	1,392 Ft²
Basement	N/A
Completion Date	10/4/2024

CAP RATE

1 Year	5 Year	15 Year
7.81%	8.80%	11.82%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,026.01	\$4,343.77	\$8,237.17
11.82%	16.97%	32.18%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$17,878	\$48,826	\$102,400

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

Property Statistics	
Property Cost (Sales Price)	\$128,000
Monthly Rent Rate	\$1,025.00
Annual Insurance Premium	\$840
Annual Insurance (Change)	3.00%
Property Taxes	\$350
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	\$1,379.42	12.40%	16	\$3,141.74	19.29%
2	\$1,457.23	12.71%	17	\$3,318.96	19.98%
3	\$1,539.43	13.03%	18	\$3,506.18	20.71%
4	\$1,626.26	13.37%	19	\$3,703.95	21.48%
5	\$1,718.00	13.73%	20	\$3,912.89	22.30%
6	\$1,814.91	14.11%	21	\$4,133.60	23.16%
7	\$1,917.28	14.51%	22	\$4,366.77	24.07%
8	\$2,025.43	14.93%	23	\$4,613.09	25.04%
9	\$2,139.68	15.37%	24	\$4,873.31	26.05%
10	\$2,260.38	15.85%	25	\$5,148.20	27.13%
11	\$2,387.88	16.34%	26	\$5,438.60	28.26%
12	\$2,522.58	16.87%	27	\$5,745.38	29.46%
13	\$2,664.87	17.43%	28	\$6,069.46	30.72%
14	\$2,815.19	18.01%	29	\$6,411.83	32.06%
15	\$2,973.99	18.63%	30	\$6,773.51	33.47%

Financing Details	
Purchase Price	\$128,000
Down Payment %	20.00%
Down Payment \$	\$25,600.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$581.42	\$6,976.99
Escrow Payment (Taxes & Ins)	\$99.17	\$1,190.00
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	\$875.33	\$10,503.99

30 Year Investment	
IRR	14.96%
Cash-on-Cash Year 31	83.18%

Est. Profit With Financing	\$149.67	\$1,796.01
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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.

