



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.

**PLATO: PROPERTY FEATURES**

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>2-Car</b>
Year Built	<b>2024</b>
Lot Size	<b>~.15 Acres</b>
Property Size	<b>1,259 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>11/11/2024</b>

**PROPERTY CALCULATIONS**

Purchase Price	<b>\$240,000</b>
Rent Range	<b>\$1625-\$1725</b>
Rent Used in Calculations	<b>\$1,675</b>
Annual Taxes	<b>\$2,000</b>
Annual Insurance	<b>\$601</b>
HOA Fees	<b>0</b>
Property Mangement Fees*	<b>5%</b>
<b>Annual Net Income (cash)</b>	<b>\$16,494.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,412.14</b>

**CAP RATE**

1 Year	5 Year	15 Year
<b>6.87%</b>	<b>7.74%</b>	<b>10.40%</b>

**LEVERAGED CASH-ON-CASH**

1 Year	5 Year	15 Year
\$3,412.14	\$5,527.53	\$11,927.60
<b>7.11%</b>	<b>11.52%</b>	<b>24.85%</b>

**CAPITAL APPRECIATION**

10 Year	20 Year	30 Year
<b>\$33,521</b>	<b>\$91,549</b>	<b>\$192,000</b>

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

\*Property Management Fee for 1 Year, standard rates (9%) apply after initial promo period

©2024 Spartan Value Investors, LLC and Spartan Invest, LLC. All Rights Reserved.

Property Statistics	
Property Cost (Sales Price)	\$240,000
Monthly Rent Rate	\$1,675.00
Annual Insurance Premium	\$601
Annual Insurance (Change)	3.00%
Property Taxes	\$2,000
Property Tax (Change)	3.00%
Vacancy Rate	4.00%
Maintenance Expense %	5.00%
Maintenance Expense % (Change)	3.00%
HOA Dues (Annual)	\$0.00
HOA Dues (Annual Change)	3.00%
Property Management Costs	5.00%
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	\$2,586.41	8.73%	16	\$5,890.77	15.61%
2	\$2,732.31	9.03%	17	\$6,223.06	16.30%
3	\$2,886.43	9.35%	18	\$6,574.08	17.04%
4	\$3,049.25	9.69%	19	\$6,944.91	17.81%
5	\$3,221.25	10.05%	20	\$7,336.66	18.62%
6	\$3,402.95	10.43%	21	\$7,750.51	19.49%
7	\$3,594.90	10.83%	22	\$8,187.70	20.40%
8	\$3,797.69	11.25%	23	\$8,649.55	21.36%
9	\$4,011.91	11.70%	24	\$9,137.45	22.38%
10	\$4,238.21	12.17%	25	\$9,652.87	23.45%
11	\$4,477.28	12.67%	26	\$10,197.37	24.58%
12	\$4,729.83	13.19%	27	\$10,772.58	25.78%
13	\$4,996.63	13.75%	28	\$11,380.24	27.05%
14	\$5,278.48	14.34%	29	\$12,022.18	28.39%
15	\$5,576.23	14.96%	30	\$12,700.32	29.80%

Financing Details	
Purchase Price	\$240,000
Down Payment %	20.00%
Down Payment \$	\$48,000.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,090.15	\$13,081.86
Escrow Payment (Taxes & Ins)	\$216.75	\$2,601.00
Property Management	\$83.75	\$1,005.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$83.75	\$1,005.00
Rent Loss From Vacancy	\$67.00	\$804.00
<b>Total Estimated Expenses</b>	<b>\$1,541.40</b>	<b>\$18,496.86</b>

30 Year Investment	
IRR	13.06%
Cash-on-Cash Year 31	74.26%

<b>Est. Profit With Financing</b>	<b>\$133.60</b>	<b>\$1,603.14</b>
-----------------------------------	-----------------	-------------------

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.

