



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	N/A
Year Built	1925
Lot Size	~.24 Acres
Property Size	1,078 Ft ²
Basement	N/A
Completion Date	9/27/2024

PROPERTY CALCULATIONS	
Purchase Price	\$132,500
Rent Range	\$960-\$1060
Rent Used in Calculations	\$1,010
Annual Taxes	\$660
Annual Insurance	\$809
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$9,560.20
Annual Net Income (finance 20% 30 yr)	\$2,337.92

CAP RATE		
1 Year	5 Year	15 Year
7.22%	8.12%	10.91%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$2,337.92	\$3,599.20	\$7,320.88
8.82%	13.58%	27.63%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$18,507	\$50,543	\$106,000

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

Property Statistics	
Property Cost (Sales Price)	\$132,500
Monthly Rent Rate	\$1,010.00
Annual Insurance Premium	\$809
Annual Insurance (Change)	3.00%
Property Taxes	\$660
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	\$1,427.91	9.64%	16	\$3,252.20	16.52%
2	\$1,508.46	9.94%	17	\$3,435.65	17.21%
3	\$1,593.55	10.26%	18	\$3,629.44	17.94%
4	\$1,683.44	10.60%	19	\$3,834.17	18.72%
5	\$1,778.40	10.96%	20	\$4,050.45	19.53%
6	\$1,878.71	11.34%	21	\$4,278.93	20.40%
7	\$1,984.69	11.74%	22	\$4,520.29	21.31%
8	\$2,096.64	12.16%	23	\$4,775.27	22.27%
9	\$2,214.91	12.61%	24	\$5,044.63	23.29%
10	\$2,339.84	13.08%	25	\$5,329.19	24.36%
11	\$2,471.83	13.58%	26	\$5,629.80	25.49%
12	\$2,611.26	14.10%	27	\$5,947.36	26.69%
13	\$2,758.56	14.66%	28	\$6,282.84	27.96%
14	\$2,914.16	15.25%	29	\$6,637.24	29.29%
15	\$3,078.54	15.87%	30	\$7,011.64	30.71%

Financing Details	
Purchase Price	\$132,500
Down Payment %	20.00%
Down Payment \$	\$26,500.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$601.86	\$7,222.28
Escrow Payment (Taxes & Ins)	\$122.42	\$1,469.00
Property Management	\$90.90	\$1,090.80
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$50.50	\$606.00
Rent Loss From Vacancy	\$50.50	\$606.00
Total Estimated Expenses	\$916.17	\$10,994.08

30 Year Investment	
IRR	13.49%
Cash-on-Cash Year 31	76.47%

Est. Profit With Financing	\$93.83	\$1,125.92
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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.

