



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	<b>\$277,000</b>
Rent Range	<b>\$1900-\$2000</b>
Rent Used in Calculations	<b>\$1,950</b>
Annual Taxes	<b>\$850</b>
Annual Insurance	<b>\$885</b>
HOA Fees	<b>0</b>
Property Management Fees For Year 1, 9% After	<b>5%</b>
<b>Annual Net Income (cash)</b>	<b>\$20,495.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$5,396.35</b>

PROPERTY FEATURES	
Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1936</b>
Lot Size	<b>~.76 Acres</b>
Property Size	<b>1,464 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>Complete!</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>7.40%</b>	<b>8.33%</b>	<b>11.19%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
<b>\$5,396.35</b>	<b>\$8,021.33</b>	<b>\$15,972.67</b>
<b>9.74%</b>	<b>14.48%</b>	<b>28.83%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$38,689</b>	<b>\$105,663</b>	<b>\$221,600</b>

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

Property Statistics	
Property Cost (Sales Price)	\$277,000
Monthly Rent Rate	\$1,950.00
Annual Insurance Premium	\$885
Annual Insurance (Change)	3.00%
Property Taxes	\$850
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	\$2,985.15	11.33%	16	\$6,798.93	18.21%
2	\$3,153.54	11.63%	17	\$7,182.44	18.90%
3	\$3,331.42	11.95%	18	\$7,587.59	19.64%
4	\$3,519.34	12.29%	19	\$8,015.59	20.41%
5	\$3,717.86	12.65%	20	\$8,467.73	21.22%
6	\$3,927.57	13.03%	21	\$8,945.38	22.09%
7	\$4,149.12	13.43%	22	\$9,449.97	23.00%
8	\$4,383.16	13.85%	23	\$9,983.02	23.96%
9	\$4,630.41	14.30%	24	\$10,546.14	24.98%
10	\$4,891.60	14.77%	25	\$11,141.03	26.05%
11	\$5,167.52	15.27%	26	\$11,769.47	27.18%
12	\$5,459.01	15.79%	27	\$12,433.36	28.38%
13	\$5,766.94	16.35%	28	\$13,134.70	29.65%
14	\$6,092.24	16.94%	29	\$13,875.60	30.99%
15	\$6,435.89	17.56%	30	\$14,658.29	32.40%

Financing Details	
Purchase Price	\$277,000
Down Payment %	20.00%
Down Payment \$	\$55,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,258.22	\$15,098.65
Escrow Payment (Taxes & Ins)	\$144.58	\$1,735.00
Property Management	\$97.50	\$1,170.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$97.50	\$1,170.00
Rent Loss From Vacancy	\$78.00	\$936.00
<b>Total Estimated Expenses</b>	<b>\$1,675.80</b>	<b>\$20,109.65</b>

30 Year Investment	
IRR	14.36%
Cash-on-Cash Year 31	80.57%

<b>Est. Profit With Financing</b>	<b>\$274.20</b>	<b>\$3,290.35</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.

