



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 | \$146,000 |
| Rent Range | \$1100-\$1200 |
| Rent Used in Calculations | \$1,150 |
| Annual Taxes | \$700 |
| Annual Insurance | \$932 |
| HOA Fees | 0 |
| Property Management Fees | 9% |
| Annual Net Income (cash) | \$10,926.00 |
| Annual Net Income (finance 20% 30 yr) | \$2,967.87 |

PROPERTY FEATURES

| | |
|-----------------|-----------------------------|
| Beds/Baths | 3/1 |
| Garage/Carport | N/A |
| Year Built | 1922 |
| Lot Size | ~.76 Acres |
| Property Size | 1,288 Ft² |
| Basement | N/A |
| Completion Date | 11/12/2024 |

CAP RATE

| | | |
|--------------|--------------|---------------|
| 1 Year | 5 Year | 15 Year |
| 7.48% | 8.42% | 11.32% |

LEVERAGED CASH-ON-CASH

| | | |
|-------------------|-------------------|-------------------|
| 1 Year | 5 Year | 15 Year |
| \$2,967.87 | \$4,409.07 | \$8,662.36 |
| 10.16% | 15.10% | 29.67% |

CAPITAL APPRECIATION

| | | |
|-----------------|-----------------|------------------|
| 10 Year | 20 Year | 30 Year |
| \$20,392 | \$55,692 | \$116,800 |

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