



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	1953
Lot Size	~.32 Acres
Property Size	1,200 Ft²
Basement	Unfinished
Completion Date	Completed

PROPERTY CALCULATIONS	
Purchase Price	\$174,000
Rent Range	\$1300-\$1400
Rent Used in Calculations	\$1,350
Annual Taxes	\$750
Annual Insurance	\$963
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$13,677.00
Annual Net Income (finance 20% 30 yr)	\$4,192.65

CAP RATE		
1 Year	5 Year	15 Year
7.86%	8.85%	11.89%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$4,192.65	\$5,954.82	\$11,264.60
12.05%	17.11%	32.37%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$24,303	\$66,373	\$139,200

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

Property Statistics	
Property Cost (Sales Price)	\$174,000
Monthly Rent Rate	\$1,350.00
Annual Insurance Premium	\$963
Annual Insurance (Change)	3.00%
Property Taxes	\$750
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	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	\$1,875.15	12.78%	16	\$4,270.81	19.67%
2	\$1,980.92	13.08%	17	\$4,511.72	20.36%
3	\$2,092.66	13.41%	18	\$4,766.21	21.09%
4	\$2,210.70	13.75%	19	\$5,035.06	21.86%
5	\$2,335.40	14.10%	20	\$5,319.08	22.68%
6	\$2,467.14	14.48%	21	\$5,619.12	23.54%
7	\$2,606.31	14.88%	22	\$5,936.08	24.45%
8	\$2,753.32	15.30%	23	\$6,270.92	25.41%
9	\$2,908.63	15.75%	24	\$6,624.65	26.43%
10	\$3,072.70	16.22%	25	\$6,998.33	27.50%
11	\$3,246.03	16.72%	26	\$7,393.09	28.64%
12	\$3,429.13	17.25%	27	\$7,810.12	29.84%
13	\$3,622.56	17.80%	28	\$8,250.68	31.10%
14	\$3,826.90	18.39%	29	\$8,716.08	32.44%
15	\$4,042.76	19.01%	30	\$9,207.73	33.85%

Financing Details	
Purchase Price	\$174,000
Down Payment %	20.00%
Down Payment \$	\$34,800.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$790.36	\$9,484.35
Escrow Payment (Taxes & Ins)	\$142.75	\$1,713.00
Property Management	\$67.50	\$810.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$67.50	\$810.00
Rent Loss From Vacancy	\$67.50	\$810.00
Total Estimated Expenses	\$1,135.61	\$13,627.35

30 Year Investment	
IRR	15.17%
Cash-on-Cash Year 31	84.10%

Est. Profit With Financing	\$214.39	\$2,572.65
-----------------------------------	-----------------	-------------------

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.

