



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	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1953</b>
Lot Size	<b>~.32 Acres</b>
Property Size	<b>1,200 Ft<sup>2</sup></b>
Basement	<b>Unfinished</b>
Completion Date	<b>Completed</b>

PROPERTY CALCULATIONS	
Purchase Price	<b>\$174,000</b>
Rent Range	<b>\$1265-\$1365</b>
Rent Used in Calculations	<b>\$1,315</b>
Annual Taxes	<b>\$750</b>
Annual Insurance	<b>\$963</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>5%</b>
<b>Annual Net Income (cash)</b>	<b>\$13,278.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,793.65</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>7.63%</b>	<b>8.59%</b>	<b>11.54%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,793.65	\$5,504.56	\$10,659.49
<b>10.90%</b>	<b>15.82%</b>	<b>30.63%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$52,200</b>	<b>\$104,400</b>	<b>\$156,600</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$174,000</b>
Monthly Rent Rate	<b>\$1,315.00</b>
Annual Insurance Premium	<b>\$963</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$750</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>5.00%</b>
Maintenance Expense %	<b>5.00%</b>
Maintenance Expense % (Change)	<b>3.00%</b>
HOA Dues (Annual)	<b>\$0.00</b>
HOA Dues (Annual Change)	<b>3.00%</b>
Property Management Costs	<b>5.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>3.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
<b>1</b>	\$1,875.15	<b>11.76%</b>	<b>16</b>	\$4,270.81	<b>18.64%</b>
<b>2</b>	\$1,980.92	<b>12.06%</b>	<b>17</b>	\$4,511.72	<b>19.33%</b>
<b>3</b>	\$2,092.66	<b>12.38%</b>	<b>18</b>	\$4,766.21	<b>20.06%</b>
<b>4</b>	\$2,210.70	<b>12.72%</b>	<b>19</b>	\$5,035.06	<b>20.84%</b>
<b>5</b>	\$2,335.40	<b>13.08%</b>	<b>20</b>	\$5,319.08	<b>21.65%</b>
<b>6</b>	\$2,467.14	<b>13.46%</b>	<b>21</b>	\$5,619.12	<b>22.51%</b>
<b>7</b>	\$2,606.31	<b>13.86%</b>	<b>22</b>	\$5,936.08	<b>23.42%</b>
<b>8</b>	\$2,753.32	<b>14.28%</b>	<b>23</b>	\$6,270.92	<b>24.39%</b>
<b>9</b>	\$2,908.63	<b>14.72%</b>	<b>24</b>	\$6,624.65	<b>25.40%</b>
<b>10</b>	\$3,072.70	<b>15.20%</b>	<b>25</b>	\$6,998.33	<b>26.48%</b>
<b>11</b>	\$3,246.03	<b>15.69%</b>	<b>26</b>	\$7,393.09	<b>27.61%</b>
<b>12</b>	\$3,429.13	<b>16.22%</b>	<b>27</b>	\$7,810.12	<b>28.81%</b>
<b>13</b>	\$3,622.56	<b>16.78%</b>	<b>28</b>	\$8,250.68	<b>30.08%</b>
<b>14</b>	\$3,826.90	<b>17.36%</b>	<b>29</b>	\$8,716.08	<b>31.41%</b>
<b>15</b>	\$4,042.76	<b>17.98%</b>	<b>30</b>	\$9,207.73	<b>32.83%</b>

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

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$790.36</b>	<b>\$9,484.35</b>
Escrow Payment (Taxes & Ins)	<b>\$142.75</b>	<b>\$1,713.00</b>
Property Management	<b>\$65.75</b>	<b>\$789.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$65.75</b>	<b>\$789.00</b>
Rent Loss From Vacancy	<b>\$65.75</b>	<b>\$789.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,130.36</b>	<b>\$13,564.35</b>

30 Year Investment	
IRR	<b>13.05%</b>
Cash-on-Cash Year 31	<b>81.61%</b>

<b>Est. Profit With Financing</b>	<b>\$184.64</b>	<b>\$2,215.65</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.

