



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>\$157,500</b>
Rent Range	<b>\$1150-\$1250</b>
Rent Used in Calculations	<b>\$1,200</b>
Annual Taxes	<b>\$450</b>
Annual Insurance	<b>\$703</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$11,951.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,366.03</b>

PROPERTY FEATURES	
Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1957</b>
Lot Size	<b>~.70 Acres</b>
Property Size	<b>1,052 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>11/15/2024</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>7.59%</b>	<b>8.54%</b>	<b>11.48%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,366.03	\$4,938.92	\$9,590.01
<b>10.69%</b>	<b>15.68%</b>	<b>30.44%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$21,998</b>	<b>\$60,079</b>	<b>\$126,000</b>

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

Property Statistics	
Property Cost (Sales Price)	\$157,500
Monthly Rent Rate	\$1,200.00
Annual Insurance Premium	\$703
Annual Insurance (Change)	3.00%
Property Taxes	\$450
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	\$1,697.33	11.50%	16	\$3,865.82	18.39%
2	\$1,793.08	11.81%	17	\$4,083.88	19.08%
3	\$1,894.22	12.13%	18	\$4,314.24	19.81%
4	\$2,001.07	12.47%	19	\$4,557.60	20.58%
5	\$2,113.94	12.83%	20	\$4,814.68	21.40%
6	\$2,233.19	13.20%	21	\$5,086.27	22.26%
7	\$2,359.16	13.60%	22	\$5,373.18	23.17%
8	\$2,492.23	14.03%	23	\$5,676.27	24.13%
9	\$2,632.81	14.47%	24	\$5,996.45	25.15%
10	\$2,781.32	14.94%	25	\$6,334.70	26.22%
11	\$2,938.21	15.44%	26	\$6,692.03	27.36%
12	\$3,103.95	15.97%	27	\$7,069.51	28.56%
13	\$3,279.04	16.52%	28	\$7,468.28	29.82%
14	\$3,464.00	17.11%	29	\$7,889.55	31.16%
15	\$3,659.40	17.73%	30	\$8,334.59	32.57%

Financing Details	
Purchase Price	\$157,500
Down Payment %	20.00%
Down Payment \$	\$31,500.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$715.41	\$8,584.97
Escrow Payment (Taxes & Ins)	\$96.08	\$1,153.00
Property Management	\$108.00	\$1,296.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$60.00	\$720.00
Rent Loss From Vacancy	\$60.00	\$720.00
<b>Total Estimated Expenses</b>	<b>\$1,039.50</b>	<b>\$12,473.97</b>

30 Year Investment	
IRR	14.45%
Cash-on-Cash Year 31	80.99%

<b>Est. Profit With Financing</b>	<b>\$160.50</b>	<b>\$1,926.03</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.

