



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 Ft ²
Basement	Unfinished
Completion Date	11/15/2024

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	9%
Annual Net Income (cash)	\$13,029.00
Annual Net Income (finance 20% 30 yr)	\$3,544.65

CAP RATE		
1 Year	5 Year	15 Year
7.49%	8.43%	11.33%

LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,544.65	\$5,261.96	\$10,333.45
10.19%	15.12%	29.69%

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	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	\$1,875.15	10.92%	16	\$4,270.81	17.80%
2	\$1,980.92	11.22%	17	\$4,511.72	18.50%
3	\$2,092.66	11.54%	18	\$4,766.21	19.23%
4	\$2,210.70	11.88%	19	\$5,035.06	20.00%
5	\$2,335.40	12.24%	20	\$5,319.08	20.82%
6	\$2,467.14	12.62%	21	\$5,619.12	21.68%
7	\$2,606.31	13.02%	22	\$5,936.08	22.59%
8	\$2,753.32	13.44%	23	\$6,270.92	23.55%
9	\$2,908.63	13.89%	24	\$6,624.65	24.57%
10	\$3,072.70	14.36%	25	\$6,998.33	25.64%
11	\$3,246.03	14.86%	26	\$7,393.09	26.78%
12	\$3,429.13	15.38%	27	\$7,810.12	27.97%
13	\$3,622.56	15.94%	28	\$8,250.68	29.24%
14	\$3,826.90	16.53%	29	\$8,716.08	30.58%
15	\$4,042.76	17.15%	30	\$9,207.73	31.99%

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	\$121.50	\$1,458.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$67.50	\$810.00
Rent Loss From Vacancy	\$67.50	\$810.00
Total Estimated Expenses	\$1,189.61	\$14,275.35

30 Year Investment	
IRR	14.14%
Cash-on-Cash Year 31	79.58%

Est. Profit With Financing	\$160.39	\$1,924.65
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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.

