



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	4/2
Garage/Carport	N/A
Year Built	1940
Lot Size	~4.47 Acres
Property Size	1,572 Ft <sup>2</sup>
Basement	Unfinished
Completion Date	10/25/2024

PROPERTY CALCULATIONS	
Purchase Price	\$179,500
Rent Range	\$1335-\$1435
Rent Used in Calculations	\$1,385
Annual Taxes	\$905
Annual Insurance	\$1,091
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$13,128.20</b>
Annual Net Income (finance 20% 30 yr)	\$3,344.06

CAP RATE		
1 Year	5 Year	15 Year
7.31%	8.23%	11.06%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,344.06	\$5,075.94	\$10,186.57
9.31%	14.14%	28.37%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$25,071	\$68,471	\$143,600

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

Property Statistics	
Property Cost (Sales Price)	\$179,500
Monthly Rent Rate	\$1,385.00
Annual Insurance Premium	\$1,091
Annual Insurance (Change)	3.00%
Property Taxes	\$905
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	\$1,934.42	10.07%	16	\$4,405.80	16.96%
2	\$2,043.54	10.38%	17	\$4,654.33	17.65%
3	\$2,158.81	10.70%	18	\$4,916.87	18.38%
4	\$2,280.58	11.04%	19	\$5,194.22	19.15%
5	\$2,409.23	11.40%	20	\$5,487.21	19.97%
6	\$2,545.12	11.77%	21	\$5,796.73	20.83%
7	\$2,688.69	12.17%	22	\$6,123.72	21.74%
8	\$2,840.35	12.60%	23	\$6,469.14	22.71%
9	\$3,000.57	13.04%	24	\$6,834.05	23.72%
10	\$3,169.83	13.52%	25	\$7,219.55	24.80%
11	\$3,348.63	14.01%	26	\$7,626.78	25.93%
12	\$3,537.52	14.54%	27	\$8,057.00	27.13%
13	\$3,737.06	15.10%	28	\$8,511.47	28.39%
14	\$3,947.86	15.68%	29	\$8,991.59	29.73%
15	\$4,170.55	16.30%	30	\$9,498.78	31.14%

Financing Details	
Purchase Price	\$179,500
Down Payment %	20.00%
Down Payment \$	\$35,900.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$815.35	\$9,784.14
Escrow Payment (Taxes & Ins)	\$166.33	\$1,996.00
Property Management	\$124.65	\$1,495.80
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$69.25	\$831.00
Rent Loss From Vacancy	\$69.25	\$831.00
<b>Total Estimated Expenses</b>	<b>\$1,244.83</b>	<b>\$14,937.94</b>

30 Year Investment	
IRR	13.71%
Cash-on-Cash Year 31	77.53%

<b>Est. Profit With Financing</b>	<b>\$140.17</b>	<b>\$1,682.06</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.

