



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.

### PLATO: PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	2-Car
Year Built	2024
Lot Size	~.15 Acres
Property Size	1,259 Ft <sup>2</sup>
Basement	N/A
Completion Date	11/22/2024

### PROPERTY CALCULATIONS

Purchase Price	\$240,000
Rent Range	\$1625-\$1725
Rent Used in Calculations	\$1,675
Annual Taxes	\$2,000
Annual Insurance	\$601
HOA Fees	0
Property Management Fee	5%
Annual Net Income (cash)	\$16,494.00
Annual Net Income (finance 20% 30 yr)	\$3,412.14

### CAP RATE

1 Year	5 Year	15 Year
6.87%	7.74%	10.40%

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,412.14	\$5,527.53	\$11,927.60
7.11%	11.52%	24.85%

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$33,521	\$91,549	\$192,000

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

\*Property Management Fee for 1 Year, standard rates (9%) apply after initial promo period

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