



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 | \$255,700 |
| Rent Range | \$1700-\$1800 |
| Rent Used in Calculations | \$1,750 |
| Annual Taxes | \$2,075 |
| Annual Insurance | \$622 |
| HOA Fees | 0 |
| Property Management Fees | 5% |
| Annual Net Income (cash) | \$17,253.00 |
| Annual Net Income (finance 20% 30 yr) | \$3,315.37 |

| PROPERTY FEATURES | |
|-------------------|-----------------------------|
| Beds/Baths | 3/2 |
| Garage/Carport | 2-Car |
| Year Built | 2024 |
| Lot Size | ~.15 Acres |
| Property Size | 1,340 Ft² |
| Basement | N/A |
| Completion Date | 2025 |

| CAP RATE | | |
|------------------------|-------------------|--------------------|
| 1 Year | 5 Year | 15 Year |
| 6.75% | 7.59% | 10.21% |
| LEVERAGED CASH-ON-CASH | | |
| 1 Year | 5 Year | 15 Year |
| \$3,315.37 | \$5,528.04 | \$12,222.61 |
| 6.48% | 10.81% | 23.90% |
| CAPITAL APPRECIATION | | |
| 10 Year | 20 Year | 30 Year |
| \$35,714 | \$97,538 | \$204,560 |

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