



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	Carport
Year Built	1944
Lot Size	~1.48 Acres
Property Size	1,550 Ft²
Basement	N/A
Completion Date	Completed!

PROPERTY CALCULATIONS	
Purchase Price	\$177,000
Rent Range	\$1325-\$1425
Rent Used in Calculations	\$1,375
Annual Taxes	\$1,050
Annual Insurance	\$1,056
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$12,909.00
Annual Net Income (finance 20% 30 yr)	\$3,261.13

CAP RATE		
1 Year	5 Year	15 Year
7.29%	8.21%	11.03%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,261.13	\$4,964.89	\$9,990.46
9.21%	14.03%	28.22%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$24,722	\$67,518	\$141,600

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

Property Statistics	
Property Cost (Sales Price)	\$177,000
Monthly Rent Rate	\$1,375.00
Annual Insurance Premium	\$1,056
Annual Insurance (Change)	3.00%
Property Taxes	\$1,050
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	\$1,907.48	9.94%	16	\$4,344.44	16.82%
2	\$2,015.08	10.24%	17	\$4,589.50	17.52%
3	\$2,128.74	10.56%	18	\$4,848.39	18.25%
4	\$2,248.82	10.90%	19	\$5,121.87	19.02%
5	\$2,375.67	11.26%	20	\$5,410.79	19.84%
6	\$2,509.68	11.64%	21	\$5,716.00	20.70%
7	\$2,651.24	12.04%	22	\$6,038.43	21.61%
8	\$2,800.79	12.46%	23	\$6,379.04	22.57%
9	\$2,958.78	12.91%	24	\$6,738.87	23.59%
10	\$3,125.68	13.38%	25	\$7,118.99	24.66%
11	\$3,301.99	13.88%	26	\$7,520.56	25.80%
12	\$3,488.25	14.41%	27	\$7,944.78	26.99%
13	\$3,685.01	14.96%	28	\$8,392.93	28.26%
14	\$3,892.88	15.55%	29	\$8,866.36	29.60%
15	\$4,112.47	16.17%	30	\$9,366.49	31.01%

Financing Details	
Purchase Price	\$177,000
Down Payment %	20.00%
Down Payment \$	\$35,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$803.99	\$9,647.87
Escrow Payment (Taxes & Ins)	\$175.50	\$2,106.00
Property Management	\$123.75	\$1,485.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$68.75	\$825.00
Rent Loss From Vacancy	\$68.75	\$825.00
Total Estimated Expenses	\$1,240.74	\$14,888.87

30 Year Investment	
IRR	13.64%
Cash-on-Cash Year 31	77.20%

Est. Profit With Financing	\$134.26	\$1,611.13
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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.

