

Coming Soon



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	\$207,000
Rent Range	\$1500-\$1600
Rent Used in Calculations	\$1,550
Annual Taxes	\$765
Annual Insurance	\$1,011
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$15,150.00
Annual Net Income (finance 20% 30 yr)	\$3,866.90

PROPERTY FEATURES

Beds/Baths	3/1
Garage/Carport	N/A
Year Built	1956
Lot Size	~.17 Acres
Property Size	1,200
Basement	N/A
Completion Date	1/31/2025

CAP RATE

1 Year	5 Year	15 Year
7.32%	8.24%	11.07%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,866.90	\$5,862.56	\$11,759.24
9.34%	14.16%	28.40%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$28,912	\$78,961	\$165,600

Insurance Quote provided by Sean Perren State Farm 770-432-7775 sean.perren.nsdu@statefarm.com

Property Statistics	
Property Cost (Sales Price)	\$207,000
Monthly Rent Rate	\$1,550.00
Annual Insurance Premium	\$1,011
Annual Insurance (Change)	3.00%
Property Taxes	\$765
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	\$2,230.78	10.24%	16	\$5,080.79	17.12%
2	\$2,356.61	10.54%	17	\$5,367.39	17.81%
3	\$2,489.55	10.86%	18	\$5,670.15	18.54%
4	\$2,629.98	11.20%	19	\$5,989.99	19.32%
5	\$2,778.33	11.56%	20	\$6,327.87	20.13%
6	\$2,935.05	11.94%	21	\$6,684.81	20.99%
7	\$3,100.61	12.34%	22	\$7,061.89	21.91%
8	\$3,275.50	12.76%	23	\$7,460.23	22.87%
9	\$3,460.27	13.21%	24	\$7,881.05	23.88%
10	\$3,655.45	13.68%	25	\$8,325.60	24.96%
11	\$3,861.65	14.18%	26	\$8,795.23	26.09%
12	\$4,079.48	14.70%	27	\$9,291.35	27.29%
13	\$4,309.59	15.26%	28	\$9,815.46	28.56%
14	\$4,552.69	15.84%	29	\$10,369.13	29.89%
15	\$4,809.50	16.46%	30	\$10,954.03	31.31%

Financing Details	
Purchase Price	\$207,000
Down Payment %	20.00%
Down Payment \$	\$41,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$940.26	\$11,283.10
Escrow Payment (Taxes & Ins)	\$148.00	\$1,776.00
Property Management	\$139.50	\$1,674.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$77.50	\$930.00
Rent Loss From Vacancy	\$77.50	\$930.00
Total Estimated Expenses	\$1,382.76	\$16,593.10

30 Year Investment	
IRR	13.79%
Cash-on-Cash Year 31	77.92%

Est. Profit With Financing	\$167.24	\$2,006.90
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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.

