



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	1950
Lot Size	~.30 Acres
Property Size	1,432 Ft <sup>2</sup>
Basement	N/A
Completion Date	1/30/2025

### PROPERTY CALCULATIONS

Purchase Price	\$144,000
Rent Range	\$1050-\$1150
Rent Used in Calculations	\$1,100
Annual Taxes	\$275
Annual Insurance	\$1,047
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$10,690.00</b>
Annual Net Income (finance 20% 30 yr)	\$2,840.88

### CAP RATE

1 Year	5 Year	15 Year
7.42%	8.36%	11.23%

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,840.88	\$4,249.43	\$8,410.32
9.86%	14.75%	29.20%

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$20,113	\$54,930	\$115,200

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

Property Statistics	
Property Cost (Sales Price)	\$144,000
Monthly Rent Rate	\$1,100.00
Annual Insurance Premium	\$1,047
Annual Insurance (Change)	3.00%
Property Taxes	\$275
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	\$1,551.85	10.67%	16	\$3,534.46	17.55%
2	\$1,639.38	10.97%	17	\$3,733.83	18.25%
3	\$1,731.86	11.29%	18	\$3,944.45	18.98%
4	\$1,829.55	11.63%	19	\$4,166.95	19.75%
5	\$1,932.75	11.99%	20	\$4,402.00	20.57%
6	\$2,041.77	12.37%	21	\$4,650.30	21.43%
7	\$2,156.94	12.77%	22	\$4,912.62	22.34%
8	\$2,278.61	13.19%	23	\$5,189.73	23.30%
9	\$2,407.14	13.64%	24	\$5,482.47	24.32%
10	\$2,542.92	14.11%	25	\$5,791.72	25.39%
11	\$2,686.37	14.61%	26	\$6,118.42	26.53%
12	\$2,837.90	15.13%	27	\$6,463.55	27.72%
13	\$2,997.98	15.69%	28	\$6,828.15	28.99%
14	\$3,167.09	16.28%	29	\$7,213.31	30.33%
15	\$3,345.74	16.90%	30	\$7,620.19	31.74%

Financing Details	
Purchase Price	\$144,000
Down Payment %	20.00%
Down Payment \$	\$28,800.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$654.09	\$7,849.12
Escrow Payment (Taxes & Ins)	\$110.17	\$1,322.00
Property Management	\$99.00	\$1,188.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$55.00	\$660.00
Rent Loss From Vacancy	\$55.00	\$660.00
<b>Total Estimated Expenses</b>	<b>\$973.26</b>	<b>\$11,679.12</b>

30 Year Investment	
IRR	14.01%
Cash-on-Cash Year 31	78.97%

<b>Est. Profit With Financing</b>	<b>\$126.74</b>	<b>\$1,520.88</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.

