



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	3/1
Garage/Carport	N/A
Year Built	1978
Lot Size	~.36 Acres
Property Size	1,000 Ft <sup>2</sup>
Basement	N/A
Completion Date	Completed

PROPERTY CALCULATIONS	
Purchase Price	\$163,500
Rent Range	\$1215-\$1315
Rent Used in Calculations	\$1,265
Annual Taxes	\$1,400
Annual Insurance	\$718
HOA Fees	0
Property Management Fees	5%
<b>Annual Net Income (cash)</b>	<b>\$12,303.00</b>
Annual Net Income (finance 20% 30 yr)	\$3,390.98

CAP RATE		
1 Year	5 Year	15 Year
7.52%	8.47%	11.38%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,390.98	\$4,977.83	\$9,754.78
10.37%	15.22%	29.83%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$49,050	\$98,100	\$130,800

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

Property Statistics	
Property Cost (Sales Price)	<b>\$163,500</b>
Monthly Rent Rate	<b>\$1,265.00</b>
Annual Insurance Premium	<b>\$718</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,400</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>5.00%</b>
Maintenance Expense %	<b>5.00%</b>
Maintenance Expense % (Change)	<b>3.00%</b>
HOA Dues (Annual)	<b>\$0.00</b>
HOA Dues (Annual Change)	<b>3.00%</b>
Property Management Costs	<b>5.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>3.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
<b>1</b>	\$1,761.99	<b>11.12%</b>	<b>16</b>	\$4,013.09	<b>18.00%</b>
<b>2</b>	\$1,861.38	<b>11.42%</b>	<b>17</b>	\$4,239.46	<b>18.69%</b>
<b>3</b>	\$1,966.38	<b>11.74%</b>	<b>18</b>	\$4,478.60	<b>19.42%</b>
<b>4</b>	\$2,077.30	<b>12.08%</b>	<b>19</b>	\$4,731.22	<b>20.20%</b>
<b>5</b>	\$2,194.48	<b>12.44%</b>	<b>20</b>	\$4,998.10	<b>21.01%</b>
<b>6</b>	\$2,318.26	<b>12.82%</b>	<b>21</b>	\$5,280.03	<b>21.87%</b>
<b>7</b>	\$2,449.03	<b>13.22%</b>	<b>22</b>	\$5,577.87	<b>22.79%</b>
<b>8</b>	\$2,587.17	<b>13.64%</b>	<b>23</b>	\$5,892.50	<b>23.75%</b>
<b>9</b>	\$2,733.11	<b>14.09%</b>	<b>24</b>	\$6,224.89	<b>24.76%</b>
<b>10</b>	\$2,887.28	<b>14.56%</b>	<b>25</b>	\$6,576.02	<b>25.84%</b>
<b>11</b>	\$3,050.14	<b>15.06%</b>	<b>26</b>	\$6,946.96	<b>26.97%</b>
<b>12</b>	\$3,222.20	<b>15.58%</b>	<b>27</b>	\$7,338.82	<b>28.17%</b>
<b>13</b>	\$3,403.95	<b>16.14%</b>	<b>28</b>	\$7,752.79	<b>29.44%</b>
<b>14</b>	\$3,595.96	<b>16.72%</b>	<b>29</b>	\$8,190.11	<b>30.77%</b>
<b>15</b>	\$3,798.80	<b>17.34%</b>	<b>30</b>	\$8,652.09	<b>32.19%</b>

Financing Details	
Purchase Price	<b>\$163,500</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$32,700.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$742.67</b>	<b>\$8,912.02</b>
Escrow Payment (Taxes & Ins)	<b>\$176.50</b>	<b>\$2,118.00</b>
Property Management	<b>\$63.25</b>	<b>\$759.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$63.25</b>	<b>\$759.00</b>
Rent Loss From Vacancy	<b>\$63.25</b>	<b>\$759.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,108.92</b>	<b>\$13,307.02</b>

30 Year Investment	
IRR	<b>12.64%</b>
Cash-on-Cash Year 31	<b>80.06%</b>

<b>Est. Profit With Financing</b>	<b>\$156.08</b>	<b>\$1,872.98</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.

