

6961 Treeline Ln Pinson, AL



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	\$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%		
Annual Net Income (cash)	\$12,303.00		
Annual Net Income (finance 20% 30 yr)	\$3,390.98		

PROPERTY FEATURES		
Beds/Baths	3/1	
Garage/Carport	N/A	
Year Built	1978	
Lot Size	~.36 Acres	
Property Size	1,000 Ft ²	
Basement	N/A	
Completion Date	Completed	

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 <i>,</i> 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



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Property Statistics	
Property Cost (Sales Price)	\$163,500
Monthly Rent Rate	\$1,265.00
Annual Insurance Premium	\$718
Annual Insurance (Change)	3.00%
Property Taxes	\$1,400
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	5.00%
Rent Appreciation	3.00%
Capital Appreciation After Yr. 1	3.00%

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

30 Year Investment	
IRR	12.64%
Cash-on-Cash Year 31	80.06%

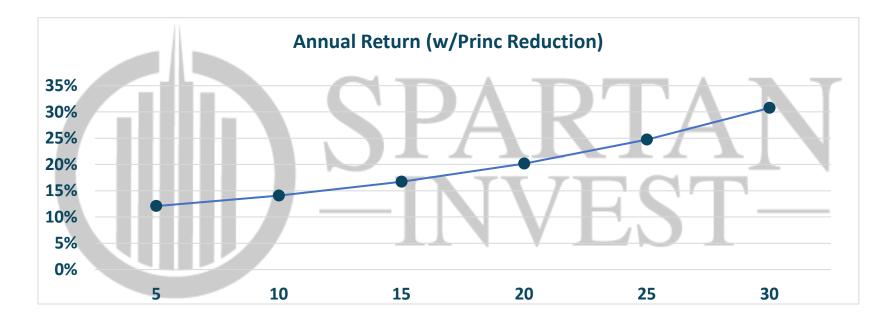
	ipal Reduction (Per Year)	Annual Return (w/Princ Reduction)	-	al Reduction er Year)	Annual Return (w/Princ Reduction)
1	\$1,761.99	11.12%	16	\$4,013.09	18.00%
2	\$1,861.38	11.42%	17	\$4,239.46	18.69%
3	\$1,966.38	11.74%	18	\$4,478.60	19.42%
4	\$2,077.30	12.08%	19	\$4,731.22	20.20%
5	\$2,194.48	12.44%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

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

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 freeand-clear property more quickly.

\$156.08

\$1,872.98



Est. Profit With Financing