



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	\$1255-\$1355
Rent Used in Calculations	\$1,305
Annual Taxes	\$1,400
Annual Insurance	\$718
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$12,132.60</b>
Annual Net Income (finance 20% 30 yr)	\$3,220.58

CAP RATE		
1 Year	5 Year	15 Year
7.42%	8.35%	11.22%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,220.58	\$4,822.65	\$9,546.22
9.85%	14.75%	29.19%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$22,836	\$62,368	\$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>\$1,305.00</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>9.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>9.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$1,761.99	10.45%	16	\$4,013.09	17.33%
2	\$1,861.38	10.75%	17	\$4,239.46	18.02%
3	\$1,966.38	11.07%	18	\$4,478.60	18.76%
4	\$2,077.30	11.41%	19	\$4,731.22	19.53%
5	\$2,194.48	11.77%	20	\$4,998.10	20.34%
6	\$2,318.26	12.15%	21	\$5,280.03	21.21%
7	\$2,449.03	12.55%	22	\$5,577.87	22.12%
8	\$2,587.17	12.97%	23	\$5,892.50	23.08%
9	\$2,733.11	13.42%	24	\$6,224.89	24.10%
10	\$2,887.28	13.89%	25	\$6,576.02	25.17%
11	\$3,050.14	14.39%	26	\$6,946.96	26.30%
12	\$3,222.20	14.91%	27	\$7,338.82	27.50%
13	\$3,403.95	15.47%	28	\$7,752.79	28.77%
14	\$3,595.96	16.06%	29	\$8,190.11	30.11%
15	\$3,798.80	16.68%	30	\$8,652.09	31.52%

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>\$117.45</b>	<b>\$1,409.40</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$65.25</b>	<b>\$783.00</b>
Rent Loss From Vacancy	<b>\$65.25</b>	<b>\$783.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,167.12</b>	<b>\$14,005.42</b>

30 Year Investment	
IRR	<b>13.90%</b>
Cash-on-Cash Year 31	<b>78.43%</b>

<b>Est. Profit With Financing</b>	<b>\$137.88</b>	<b>\$1,654.58</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.

