

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	\$183,000
Rent Range	\$1315-\$1415
Rent Used in Calculations	\$1,365
Annual Taxes	\$490
Annual Insurance	\$920
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,495.80
Annual Net Income (finance 20% 30 yr)	\$3,520.88

PROPERTY FEATURES

Beds/Baths	3/1
Garage/Carport	Carport
Year Built	1969
Lot Size	~.56 Acres
Property Size	1,092 Ft²
Basement	N/A
Completion Date	1/22/2025

CAP RATE

1 Year	5 Year	15 Year
7.37%	8.30%	11.15%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,520.88	\$5,297.69	\$10,550.18
9.62%	14.47%	28.83%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$25,560	\$69,806	\$146,400

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

Property Statistics	
Property Cost (Sales Price)	\$183,000
Monthly Rent Rate	\$1,365.00
Annual Insurance Premium	\$920
Annual Insurance (Change)	3.00%
Property Taxes	\$490
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	\$1,972.14	10.53%	16	\$4,491.71	17.42%
2	\$2,083.38	10.84%	17	\$4,745.08	18.11%
3	\$2,200.90	11.16%	18	\$5,012.74	18.84%
4	\$2,325.05	11.50%	19	\$5,295.50	19.61%
5	\$2,456.20	11.86%	20	\$5,594.20	20.43%
6	\$2,594.75	12.23%	21	\$5,909.76	21.29%
7	\$2,741.12	12.63%	22	\$6,243.12	22.20%
8	\$2,895.74	13.06%	23	\$6,595.28	23.16%
9	\$3,059.08	13.50%	24	\$6,967.31	24.18%
10	\$3,231.63	13.97%	25	\$7,360.32	25.25%
11	\$3,413.92	14.47%	26	\$7,775.50	26.39%
12	\$3,606.50	15.00%	27	\$8,214.10	27.59%
13	\$3,809.93	15.55%	28	\$8,677.43	28.85%
14	\$4,024.84	16.14%	29	\$9,166.91	30.19%
15	\$4,251.87	16.76%	30	\$9,684.00	31.60%

Financing Details	
Purchase Price	\$183,000
Down Payment %	20.00%
Down Payment \$	\$36,600.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$831.24	\$9,974.92
Escrow Payment (Taxes & Ins)	\$117.50	\$1,410.00
Property Management	\$122.85	\$1,474.20
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$68.25	\$819.00
Rent Loss From Vacancy	\$68.25	\$819.00
Total Estimated Expenses	\$1,208.09	\$14,497.12

30 Year Investment	
IRR	13.94%
Cash-on-Cash Year 31	78.64%

Est. Profit With Financing	\$156.91	\$1,882.88
-----------------------------------	-----------------	-------------------

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.

