

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	\$142,000
Rent Range	\$1135-\$1235
Rent Used in Calculations	\$1,185
Annual Taxes	\$1,395
Annual Insurance	\$813
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$10,732.20
Annual Net Income (finance 20% 30 yr)	\$2,992.10

PROPERTY FEATURES

Beds/Baths	3/1.5
Garage/Carport	N/A
Year Built	1978
Lot Size	~.24 Acres
Property Size	1,232 Ft²
Basement	N/A
Completion Date	12/31/2024

CAP RATE

1 Year	5 Year	15 Year
7.56%	8.51%	11.43%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$2,992.10	\$4,411.11	\$8,590.11
10.54%	15.53%	30.25%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$19,833	\$54,167	\$113,600

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

Property Statistics	
Property Cost (Sales Price)	\$142,000
Monthly Rent Rate	\$1,185.00
Annual Insurance Premium	\$813
Annual Insurance (Change)	3.00%
Property Taxes	\$1,395
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	\$1,530.29	10.92%	16	\$3,485.37	17.80%
2	\$1,616.61	11.22%	17	\$3,681.97	18.49%
3	\$1,707.80	11.54%	18	\$3,889.67	19.22%
4	\$1,804.14	11.88%	19	\$4,109.07	20.00%
5	\$1,905.91	12.24%	20	\$4,340.86	20.81%
6	\$2,013.41	12.62%	21	\$4,585.72	21.68%
7	\$2,126.99	13.02%	22	\$4,844.39	22.59%
8	\$2,246.96	13.44%	23	\$5,117.65	23.55%
9	\$2,373.71	13.89%	24	\$5,406.32	24.56%
10	\$2,507.61	14.36%	25	\$5,711.28	25.64%
11	\$2,649.06	14.86%	26	\$6,033.45	26.77%
12	\$2,798.48	15.38%	27	\$6,373.78	27.97%
13	\$2,956.34	15.94%	28	\$6,733.31	29.24%
14	\$3,123.10	16.53%	29	\$7,113.12	30.57%
15	\$3,299.27	17.15%	30	\$7,514.36	31.99%

Financing Details	
Purchase Price	\$142,000
Down Payment %	20.00%
Down Payment \$	\$28,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$645.01	\$7,740.10
Escrow Payment (Taxes & Ins)	\$184.00	\$2,208.00
Property Management	\$106.65	\$1,279.80
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$59.25	\$711.00
Rent Loss From Vacancy	\$59.25	\$711.00
Total Estimated Expenses	\$1,054.16	\$12,649.90

30 Year Investment	
IRR	14.14%
Cash-on-Cash Year 31	79.57%

Est. Profit With Financing	\$130.84	\$1,570.10
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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.

