

# 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	<b>\$152,000</b>
Rent Range	<b>\$1200-\$1300</b>
Rent Used in Calculations	<b>\$1,250</b>
Annual Taxes	<b>\$975</b>
Annual Insurance	<b>\$914</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$11,761.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,475.82</b>

## PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>Carport</b>
Year Built	<b>1925</b>
Lot Size	<b>~.27 Acres</b>
Property Size	<b>2,008 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>1/10/2025</b>

## CAP RATE

1 Year	5 Year	15 Year
<b>7.74%</b>	<b>8.71%</b>	<b>11.70%</b>

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,475.82	\$5,027.90	\$9,606.49
<b>11.43%</b>	<b>16.54%</b>	<b>31.60%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$21,230</b>	<b>\$57,981</b>	<b>\$121,600</b>

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

Property Statistics	
Property Cost (Sales Price)	\$152,000
Monthly Rent Rate	\$1,250.00
Annual Insurance Premium	\$914
Annual Insurance (Change)	3.00%
Property Taxes	\$975
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	\$1,638.06	11.89%	16	\$3,730.82	18.77%
2	\$1,730.46	12.19%	17	\$3,941.27	19.46%
3	\$1,828.07	12.51%	18	\$4,163.59	20.20%
4	\$1,931.19	12.85%	19	\$4,398.45	20.97%
5	\$2,040.12	13.21%	20	\$4,646.55	21.78%
6	\$2,155.20	13.59%	21	\$4,908.65	22.65%
7	\$2,276.77	13.99%	22	\$5,185.54	23.56%
8	\$2,405.20	14.41%	23	\$5,478.05	24.52%
9	\$2,540.87	14.86%	24	\$5,787.05	25.54%
10	\$2,684.20	15.33%	25	\$6,113.49	26.61%
11	\$2,835.61	15.83%	26	\$6,458.34	27.74%
12	\$2,995.56	16.35%	27	\$6,822.64	28.94%
13	\$3,164.53	16.91%	28	\$7,207.49	30.21%
14	\$3,343.04	17.50%	29	\$7,614.05	31.55%
15	\$3,531.61	18.12%	30	\$8,043.54	32.96%

Financing Details	
Purchase Price	\$152,000
Down Payment %	20.00%
Down Payment \$	\$30,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$690.43	\$8,285.18
Escrow Payment (Taxes & Ins)	\$157.42	\$1,889.00
Property Management	\$112.50	\$1,350.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$62.50	\$750.00
Rent Loss From Vacancy	\$62.50	\$750.00
<b>Total Estimated Expenses</b>	<b>\$1,085.35</b>	<b>\$13,024.18</b>

30 Year Investment	
IRR	14.66%
Cash-on-Cash Year 31	81.93%

<b>Est. Profit With Financing</b>	<b>\$164.65</b>	<b>\$1,975.82</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.

