

# 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>\$180,000</b>
Rent Range	<b>\$1325-\$1425</b>
Rent Used in Calculations	<b>\$1,375</b>
Annual Taxes	<b>\$950</b>
Annual Insurance	<b>\$826</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$13,239.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,427.61</b>

## PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1955</b>
Lot Size	<b>~2.67 Acres</b>
Property Size	<b>1,266 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>1/17/2025</b>

## CAP RATE

1 Year	5 Year	15 Year
<b>7.36%</b>	<b>8.28%</b>	<b>11.13%</b>

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,427.61	\$5,172.79	\$10,326.09
<b>9.52%</b>	<b>14.37%</b>	<b>28.68%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$25,141</b>	<b>\$68,662</b>	<b>\$144,000</b>

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

Property Statistics	
Property Cost (Sales Price)	\$180,000
Monthly Rent Rate	\$1,375.00
Annual Insurance Premium	\$826
Annual Insurance (Change)	3.00%
Property Taxes	\$950
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	\$1,939.81	10.33%	16	\$4,418.08	17.21%
2	\$2,049.23	10.63%	17	\$4,667.29	17.90%
3	\$2,164.82	10.95%	18	\$4,930.56	18.63%
4	\$2,286.93	11.29%	19	\$5,208.69	19.41%
5	\$2,415.94	11.65%	20	\$5,502.50	20.22%
6	\$2,552.21	12.03%	21	\$5,812.88	21.08%
7	\$2,696.18	12.43%	22	\$6,140.77	22.00%
8	\$2,848.26	12.85%	23	\$6,487.16	22.96%
9	\$3,008.93	13.30%	24	\$6,853.09	23.97%
10	\$3,178.66	13.77%	25	\$7,239.66	25.05%
11	\$3,357.96	14.27%	26	\$7,648.03	26.18%
12	\$3,547.37	14.79%	27	\$8,079.44	27.38%
13	\$3,747.47	15.35%	28	\$8,535.18	28.65%
14	\$3,958.86	15.93%	29	\$9,016.63	29.98%
15	\$4,182.17	16.55%	30	\$9,525.24	31.40%

Financing Details	
Purchase Price	\$180,000
Down Payment %	20.00%
Down Payment \$	\$36,000.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$817.62	\$9,811.39
Escrow Payment (Taxes & Ins)	\$148.00	\$1,776.00
Property Management	\$123.75	\$1,485.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$68.75	\$825.00
Rent Loss From Vacancy	\$68.75	\$825.00
<b>Total Estimated Expenses</b>	<b>\$1,226.87</b>	<b>\$14,722.39</b>

30 Year Investment	
IRR	13.83%
Cash-on-Cash Year 31	78.14%

<b>Est. Profit With Financing</b>	<b>\$148.13</b>	<b>\$1,777.61</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.

