

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 | \$150,000 |
| Rent Range | \$1125-\$1225 |
| Rent Used in Calculations | \$1,175 |
| Annual Taxes | \$750 |
| Annual Insurance | \$1,020 |
| HOA Fees | 0 |
| Property Management Fees | 9% |
| Annual Net Income (cash) | \$11,061.00 |
| Annual Net Income (finance 20% 30 yr) | \$2,884.84 |

PROPERTY FEATURES

| | |
|-----------------|-----------------------------|
| Beds/Baths | 4/2 |
| Garage/Carport | N/A |
| Year Built | 1945 |
| Lot Size | ~.60 Acres |
| Property Size | 2,144 Ft² |
| Basement | N/A |
| Completion Date | 12/31/2024 |

CAP RATE

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

LEVERAGED CASH-ON-CASH

| | | |
|-------------------|-------------------|-------------------|
| 1 Year | 5 Year | 15 Year |
| \$2,884.84 | \$4,344.50 | \$8,650.57 |
| 9.62% | 14.48% | 28.84% |

CAPITAL APPRECIATION

| | | |
|-----------------|-----------------|------------------|
| 10 Year | 20 Year | 30 Year |
| \$20,951 | \$57,218 | \$120,000 |

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

| Property Statistics | |
|----------------------------------|------------|
| Property Cost (Sales Price) | \$150,000 |
| Monthly Rent Rate | \$1,175.00 |
| Annual Insurance Premium | \$1,020 |
| Annual Insurance (Change) | 3.00% |
| Property Taxes | \$750 |
| 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 | \$1,616.51 | 10.30% | 16 | \$3,681.73 | 17.19% |
| 2 | \$1,707.69 | 10.61% | 17 | \$3,889.41 | 17.88% |
| 3 | \$1,804.02 | 10.93% | 18 | \$4,108.80 | 18.61% |
| 4 | \$1,905.78 | 11.27% | 19 | \$4,340.57 | 19.38% |
| 5 | \$2,013.28 | 11.63% | 20 | \$4,585.41 | 20.20% |
| 6 | \$2,126.84 | 12.01% | 21 | \$4,844.07 | 21.06% |
| 7 | \$2,246.82 | 12.41% | 22 | \$5,117.31 | 21.97% |
| 8 | \$2,373.55 | 12.83% | 23 | \$5,405.97 | 22.94% |
| 9 | \$2,507.44 | 13.27% | 24 | \$5,710.91 | 23.95% |
| 10 | \$2,648.88 | 13.75% | 25 | \$6,033.05 | 25.03% |
| 11 | \$2,798.30 | 14.24% | 26 | \$6,373.36 | 26.16% |
| 12 | \$2,956.14 | 14.77% | 27 | \$6,732.87 | 27.36% |
| 13 | \$3,122.89 | 15.33% | 28 | \$7,112.65 | 28.62% |
| 14 | \$3,299.05 | 15.91% | 29 | \$7,513.86 | 29.96% |
| 15 | \$3,485.14 | 16.53% | 30 | \$7,937.70 | 31.38% |

| Financing Details | |
|------------------------|-------------|
| Purchase Price | \$150,000 |
| Down Payment % | 20.00% |
| Down Payment \$ | \$30,000.00 |
| Interest Rate | 5.50% |
| Years to Loan Maturity | 30 |

| Expenses With Financing | Monthly | Annual |
|----------------------------------|-------------------|--------------------|
| Est. Loan Payment (Princ. & Int) | \$681.35 | \$8,176.16 |
| Escrow Payment (Taxes & Ins) | \$147.50 | \$1,770.00 |
| Property Management | \$105.75 | \$1,269.00 |
| HOA Dues | \$0.00 | \$0.00 |
| Maintenance Expense | \$58.75 | \$705.00 |
| Rent Loss From Vacancy | \$58.75 | \$705.00 |
| Total Estimated Expenses | \$1,052.10 | \$12,625.16 |

| 30 Year Investment | |
|----------------------|--------|
| IRR | 13.82% |
| Cash-on-Cash Year 31 | 78.09% |

| | | |
|-----------------------------------|-----------------|-------------------|
| Est. Profit With Financing | \$122.90 | \$1,474.84 |
|-----------------------------------|-----------------|-------------------|

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.

