



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 FEATURES	
Beds/Baths	3/2
Garage/Carport	Carport
Year Built	1954
Lot Size	~.51 Acres
Property Size	1,210 Ft ²
Basement	N/A
Completion Date	1/17/2025

PROPERTY CALCULATIONS	
Purchase Price	\$156,000
Rent Range	\$1250-\$1350
Rent Used in Calculations	\$1,300
Annual Taxes	\$1,850
Annual Insurance	\$857
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,489.00
Annual Net Income (finance 20% 30 yr)	\$2,985.79

CAP RATE		
1 Year	5 Year	15 Year
7.36%	8.29%	11.14%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$2,985.79	\$4,506.77	\$8,981.12
9.57%	14.44%	28.79%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$21,789	\$59,507	\$124,800

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

Property Statistics	
Property Cost (Sales Price)	\$156,000
Monthly Rent Rate	\$1,300.00
Annual Insurance Premium	\$857
Annual Insurance (Change)	3.00%
Property Taxes	\$1,850
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	\$1,681.17	9.96%	16	\$3,829.00	16.84%
2	\$1,776.00	10.26%	17	\$4,044.99	17.53%
3	\$1,876.18	10.58%	18	\$4,273.15	18.27%
4	\$1,982.01	10.92%	19	\$4,514.19	19.04%
5	\$2,093.81	11.28%	20	\$4,768.83	19.85%
6	\$2,211.92	11.66%	21	\$5,037.83	20.72%
7	\$2,336.69	12.06%	22	\$5,322.00	21.63%
8	\$2,468.50	12.48%	23	\$5,622.21	22.59%
9	\$2,607.74	12.93%	24	\$5,939.34	23.61%
10	\$2,754.84	13.40%	25	\$6,274.37	24.68%
11	\$2,910.23	13.90%	26	\$6,628.29	25.81%
12	\$3,074.39	14.42%	27	\$7,002.18	27.01%
13	\$3,247.81	14.98%	28	\$7,397.16	28.28%
14	\$3,431.01	15.57%	29	\$7,814.42	29.62%
15	\$3,624.55	16.19%	30	\$8,255.21	31.03%

Financing Details	
Purchase Price	\$156,000
Down Payment %	20.00%
Down Payment \$	\$31,200.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$708.60	\$8,503.21
Escrow Payment (Taxes & Ins)	\$225.58	\$2,707.00
Property Management	\$117.00	\$1,404.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$65.00	\$780.00
Rent Loss From Vacancy	\$65.00	\$780.00
Total Estimated Expenses	\$1,181.18	\$14,174.21

30 Year Investment	
IRR	13.65%
Cash-on-Cash Year 31	77.24%

Est. Profit With Financing	\$118.82	\$1,425.79
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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.

