

# 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>\$147,000</b>
Rent Range	<b>\$1075-\$1175</b>
Rent Used in Calculations	<b>\$1,125</b>
Annual Taxes	<b>\$795</b>
Annual Insurance	<b>\$673</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$10,817.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$2,804.36</b>

## PROPERTY FEATURES

Beds/Baths	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1945</b>
Lot Size	<b>~.18 Acres</b>
Property Size	<b>1,206 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
\$2,804.36	\$4,230.37	\$8,440.93
<b>9.54%</b>	<b>14.39%</b>	<b>28.71%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$20,532</b>	<b>\$56,074</b>	<b>\$117,600</b>

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

Property Statistics	
Property Cost (Sales Price)	\$147,000
Monthly Rent Rate	\$1,125.00
Annual Insurance Premium	\$673
Annual Insurance (Change)	3.00%
Property Taxes	\$795
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	\$1,584.18	10.34%	16	\$3,608.10	17.22%
2	\$1,673.54	10.64%	17	\$3,811.62	17.91%
3	\$1,767.94	10.96%	18	\$4,026.63	18.64%
4	\$1,867.66	11.30%	19	\$4,253.76	19.42%
5	\$1,973.01	11.66%	20	\$4,493.71	20.23%
6	\$2,084.31	12.04%	21	\$4,747.19	21.09%
7	\$2,201.88	12.44%	22	\$5,014.96	22.00%
8	\$2,326.08	12.86%	23	\$5,297.85	22.97%
9	\$2,457.29	13.30%	24	\$5,596.69	23.98%
10	\$2,595.90	13.78%	25	\$5,912.39	25.06%
11	\$2,742.33	14.27%	26	\$6,245.89	26.19%
12	\$2,897.02	14.80%	27	\$6,598.21	27.39%
13	\$3,060.44	15.36%	28	\$6,970.40	28.66%
14	\$3,233.07	15.94%	29	\$7,363.58	29.99%
15	\$3,415.44	16.56%	30	\$7,778.95	31.41%

Financing Details	
Purchase Price	\$147,000
Down Payment %	20.00%
Down Payment \$	\$29,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$667.72	\$8,012.64
Escrow Payment (Taxes & Ins)	\$122.33	\$1,468.00
Property Management	\$101.25	\$1,215.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$56.25	\$675.00
Rent Loss From Vacancy	\$56.25	\$675.00
<b>Total Estimated Expenses</b>	<b>\$1,003.80</b>	<b>\$12,045.64</b>

30 Year Investment	
IRR	13.84%
Cash-on-Cash Year 31	78.16%

<b>Est. Profit With Financing</b>	<b>\$121.20</b>	<b>\$1,454.36</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.

