



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	N/A
Year Built	1938
Lot Size	~.54 Acres
Property Size	1,650 Ft²
Basement	N/A
Completion Date	2/20/2025

PROPERTY CALCULATIONS	
Purchase Price	\$159,000
Rent Range	\$1220-\$1320
Rent Used in Calculations	\$1,270
Annual Taxes	\$1,200
Annual Insurance	\$1,018
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$11,650.40
Annual Net Income (finance 20% 30 yr)	\$2,983.67

CAP RATE		
1 Year	5 Year	15 Year
7.33%	8.25%	11.08%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$2,983.67	\$4,523.08	\$9,059.28
9.38%	14.22%	28.49%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$22,208	\$60,651	\$127,200

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

Property Statistics	
Property Cost (Sales Price)	\$159,000
Monthly Rent Rate	\$1,270.00
Annual Insurance Premium	\$1,018
Annual Insurance (Change)	3.00%
Property Taxes	\$1,200
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	\$1,713.50	9.98%	16	\$3,902.63	16.86%
2	\$1,810.15	10.28%	17	\$4,122.77	17.55%
3	\$1,912.26	10.60%	18	\$4,355.33	18.29%
4	\$2,020.13	10.94%	19	\$4,601.01	19.06%
5	\$2,134.08	11.30%	20	\$4,860.54	19.87%
6	\$2,254.46	11.68%	21	\$5,134.71	20.74%
7	\$2,381.62	12.08%	22	\$5,424.35	21.65%
8	\$2,515.97	12.50%	23	\$5,730.33	22.61%
9	\$2,657.89	12.95%	24	\$6,053.56	23.63%
10	\$2,807.81	13.42%	25	\$6,395.03	24.70%
11	\$2,966.20	13.92%	26	\$6,755.76	25.83%
12	\$3,133.51	14.44%	27	\$7,136.84	27.03%
13	\$3,310.27	15.00%	28	\$7,539.41	28.30%
14	\$3,496.99	15.59%	29	\$7,964.69	29.64%
15	\$3,694.25	16.21%	30	\$8,413.96	31.05%

Financing Details	
Purchase Price	\$159,000
Down Payment %	20.00%
Down Payment \$	\$31,800.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$722.23	\$8,666.73
Escrow Payment (Taxes & Ins)	\$184.83	\$2,218.00
Property Management	\$114.30	\$1,371.60
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$63.50	\$762.00
Rent Loss From Vacancy	\$63.50	\$762.00
Total Estimated Expenses	\$1,148.36	\$13,780.33

30 Year Investment	
IRR	13.66%
Cash-on-Cash Year 31	77.29%

Est. Profit With Financing	\$121.64	\$1,459.67
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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.

