





Disclaimer: All figures, renovations, and inventory are subject to change. Inventory is based on availability. Insurance quotes are estimates and may vary. Actual rates may differ. This quote was provided by Scott Cantrell, State Farm (205-631-6201, scott.cantrell.nnqu@statefarm.com).

PROPERTY CALCULATIONS		
Purchase Price	\$137,500	
Rent Range	\$1045-\$1145	
Rent Used in Calculations	\$1,095	
Annual Taxes	\$1,115	
Annual Insurance	\$813	
HOA Fees	0	
Property Management Fees	5%	
Annual Net Income (cash)	\$10,555.00	
Annual Net Income (finance 20% 30 yr)	\$3,060.19	

PROPERTY FEATURES		
Beds/Baths	2/1	
Garage/Carport	N/A	
Year Built	1935	
Lot Size	~.32 Acres	
Property Size	1,004 Ft <sup>2</sup>	
Basement	N/A	
Sewer/Septic	Sewer	
Completion Date	Completed!	

CAP RATE			
1 Year	5 Year	15 Year	
7.68%	8.64%	11.61%	
LEVERAGED CASH-ON-CASH			
1 Year	5 Year	15 Year	
\$3,060.19	\$4,421.90	\$8,520.26	
11.13%	16.08%	30.98%	
CAPITAL APPRECIATION			
10 Year	20 Year	30 Year	
\$41,250	\$82,500	\$123,750	



Property Statistics	
Property Cost (Sales Price)	\$137,500
Monthly Rent Rate	\$1,095.00
Annual Insurance Premium	\$813
Annual Insurance (Change)	3.00%
Property Taxes	\$1,115
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	5.00%
Rent Appreciation	3.00%
Capital Appreciation After Yr. 1	3.00%

Financing Details	
Purchase Price	\$137,500
Down Payment %	20.00%
Down Payment \$	\$27,500.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	30 Year Investment	
IRR	13.04%	
Cash-on-Cash Year 31	81.56%	

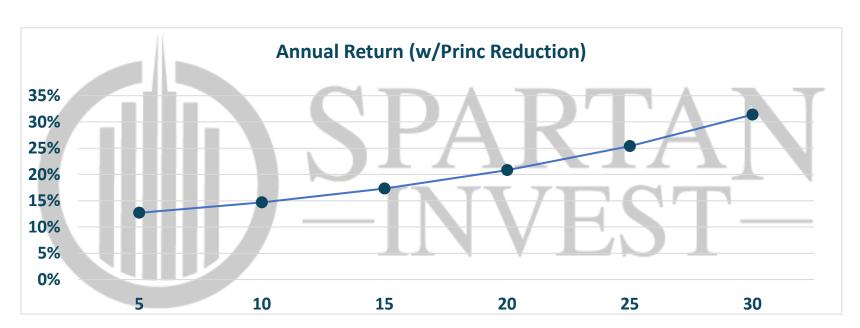
	ipal Reduction (Per Year)	Annual Return (w/Princ Reduction)	_	al Reduction er Year)	Annual Return (w/Princ Reduction)
1	\$1,481.80	11.74%	16	\$3,374.92	18.62%
2	\$1,565.38	12.04%	17	\$3,565.29	19.31%
3	\$1,653.68	12.36%	18	\$3,766.40	20.05%
4	\$1,746.96	12.70%	19	\$3,978.86	20.82%
5	\$1,845.51	13.06%	20	\$4,203.30	21.63%
6	\$1,949.61	13.44%	21	\$4,440.39	22.50%
7	\$2,059.58	13.84%	22	\$4,690.87	23.41%
8	\$2,175.76	14.26%	23	\$4,955.47	24.37%
9	\$2,298.49	14.71%	24	\$5,235.00	25.39%
10	\$2,428.14	15.18%	25	\$5,530.29	26.46%
11	\$2,565.11	15.68%	26	\$5,842.24	27.59%
12	\$2,709.80	16.20%	27	\$6,171.79	28.79%
13	\$2,862.65	16.76%	28	\$6,519.93	30.06%
14	\$3,024.13	17.35%	29	\$6,887.71	31.40%
15	\$3,194.71	17.97%	30	\$7,276.23	32.81%

Monthly	Annual
\$624.57	\$7,494.81
\$160.67	\$1,928.00
\$54.75	\$657.00
\$0.00	\$0.00
\$54.75	\$657.00
\$54.75	\$657.00
\$949.48	\$11,393.81
	\$624.57 \$160.67 \$54.75 \$0.00 \$54.75 \$54.75

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.

\$145.52

\$1,746.19



**Est. Profit With Financing**