



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	4/2
Garage/Carport	2-Car
Year Built	1955
Lot Size	~.35 Acres
Property Size	2,284 Ft ²
Basement	N/A
Completion Date	2/28/2025

PROPERTY CALCULATIONS	
Purchase Price	\$183,500
Rent Range	\$1400-\$1500
Rent Used in Calculations	\$1,450
Annual Taxes	\$1,503
Annual Insurance	\$980
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,351.00
Annual Net Income (finance 20% 30 yr)	\$3,348.83

CAP RATE		
1 Year	5 Year	15 Year
7.28%	8.19%	11.01%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,348.83	\$5,112.62	\$10,310.85
9.12%	13.93%	28.09%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$25,630	\$69,997	\$146,800

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

Property Statistics	
Property Cost (Sales Price)	\$183,500
Monthly Rent Rate	\$1,450.00
Annual Insurance Premium	\$980
Annual Insurance (Change)	3.00%
Property Taxes	\$1,503
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	\$1,977.53	9.77%	16	\$4,503.98	16.66%
2	\$2,089.08	10.08%	17	\$4,758.04	17.35%
3	\$2,206.92	10.40%	18	\$5,026.44	18.08%
4	\$2,331.40	10.74%	19	\$5,309.97	18.85%
5	\$2,462.91	11.09%	20	\$5,609.49	19.67%
6	\$2,601.84	11.47%	21	\$5,925.91	20.53%
7	\$2,748.60	11.87%	22	\$6,260.18	21.44%
8	\$2,903.65	12.30%	23	\$6,613.30	22.40%
9	\$3,067.44	12.74%	24	\$6,986.34	23.42%
10	\$3,240.46	13.21%	25	\$7,380.43	24.49%
11	\$3,423.25	13.71%	26	\$7,796.74	25.63%
12	\$3,616.35	14.24%	27	\$8,236.54	26.83%
13	\$3,820.34	14.79%	28	\$8,701.14	28.09%
14	\$4,035.84	15.38%	29	\$9,191.96	29.43%
15	\$4,263.49	16.00%	30	\$9,710.46	30.84%

Financing Details	
Purchase Price	\$183,500
Down Payment %	20.00%
Down Payment \$	\$36,700.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$833.51	\$10,002.17
Escrow Payment (Taxes & Ins)	\$206.92	\$2,483.00
Property Management	\$130.50	\$1,566.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$72.50	\$870.00
Rent Loss From Vacancy	\$72.50	\$870.00
Total Estimated Expenses	\$1,315.93	\$15,791.17

30 Year Investment	
IRR	13.56%
Cash-on-Cash Year 31	76.79%

Est. Profit With Financing	\$134.07	\$1,608.83
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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.

