



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	<b>3/2</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1930</b>
Lot Size	<b>~.18 Acres</b>
Property Size	<b>1,235 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>Completed</b>

PROPERTY CALCULATIONS	
Purchase Price	<b>\$179,000</b>
Rent Range	<b>\$1335-\$1435</b>
Rent Used in Calculations	<b>\$1,385</b>
Annual Taxes	<b>\$1,100</b>
Annual Insurance	<b>\$900</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>5%</b>
<b>Annual Net Income (cash)</b>	<b>\$13,789.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$4,032.11</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>7.70%</b>	<b>8.67%</b>	<b>11.65%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$4,032.11	\$5,809.52	\$11,163.06
<b>11.26%</b>	<b>16.23%</b>	<b>31.18%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$53,700</b>	<b>\$107,400</b>	<b>\$161,100</b>

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

Property Statistics	
Property Cost (Sales Price)	<b>\$179,000</b>
Monthly Rent Rate	<b>\$1,385.00</b>
Annual Insurance Premium	<b>\$900</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,100</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>5.00%</b>
Maintenance Expense %	<b>5.00%</b>
Maintenance Expense % (Change)	<b>3.00%</b>
HOA Dues (Annual)	<b>\$0.00</b>
HOA Dues (Annual Change)	<b>3.00%</b>
Property Management Costs	<b>5.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>3.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
<b>1</b>	\$1,929.03	<b>12.01%</b>	<b>16</b>	\$4,393.53	<b>18.89%</b>
<b>2</b>	\$2,037.84	<b>12.31%</b>	<b>17</b>	\$4,641.36	<b>19.59%</b>
<b>3</b>	\$2,152.80	<b>12.63%</b>	<b>18</b>	\$4,903.17	<b>20.32%</b>
<b>4</b>	\$2,274.23	<b>12.97%</b>	<b>19</b>	\$5,179.75	<b>21.09%</b>
<b>5</b>	\$2,402.51	<b>13.33%</b>	<b>20</b>	\$5,471.93	<b>21.91%</b>
<b>6</b>	\$2,538.03	<b>13.71%</b>	<b>21</b>	\$5,780.59	<b>22.77%</b>
<b>7</b>	\$2,681.20	<b>14.11%</b>	<b>22</b>	\$6,106.66	<b>23.68%</b>
<b>8</b>	\$2,832.44	<b>14.53%</b>	<b>23</b>	\$6,451.12	<b>24.64%</b>
<b>9</b>	\$2,992.21	<b>14.98%</b>	<b>24</b>	\$6,815.01	<b>25.66%</b>
<b>10</b>	\$3,161.00	<b>15.45%</b>	<b>25</b>	\$7,199.44	<b>26.73%</b>
<b>11</b>	\$3,339.30	<b>15.95%</b>	<b>26</b>	\$7,605.54	<b>27.86%</b>
<b>12</b>	\$3,527.66	<b>16.47%</b>	<b>27</b>	\$8,034.55	<b>29.06%</b>
<b>13</b>	\$3,726.65	<b>17.03%</b>	<b>28</b>	\$8,487.76	<b>30.33%</b>
<b>14</b>	\$3,936.87	<b>17.62%</b>	<b>29</b>	\$8,966.54	<b>31.67%</b>
<b>15</b>	\$4,158.94	<b>18.24%</b>	<b>30</b>	\$9,472.32	<b>33.08%</b>

Financing Details	
Purchase Price	<b>\$179,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$35,800.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$813.07</b>	<b>\$9,756.89</b>
Escrow Payment (Taxes & Ins)	<b>\$166.67</b>	<b>\$2,000.00</b>
Property Management	<b>\$69.25</b>	<b>\$831.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$69.25</b>	<b>\$831.00</b>
Rent Loss From Vacancy	<b>\$69.25</b>	<b>\$831.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,187.49</b>	<b>\$14,249.89</b>

30 Year Investment	
IRR	<b>13.22%</b>
Cash-on-Cash Year 31	<b>82.22%</b>

<b>Est. Profit With Financing</b>	<b>\$197.51</b>	<b>\$2,370.11</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.

