



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>\$178,000</b>
Rent Range	<b>\$1300-\$1400</b>
Rent Used in Calculations	<b>\$1,350</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>\$13,390.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$3,687.62</b>

### 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>

### CAP RATE

1 Year	5 Year	15 Year
<b>7.52%</b>	<b>8.47%</b>	<b>11.38%</b>

### LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,687.62	\$5,413.77	\$10,612.46
<b>10.36%</b>	<b>15.21%</b>	<b>29.81%</b>

### CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$53,400</b>	<b>\$106,800</b>	<b>\$160,200</b>

Insurance Quote provided by Scott Cantrell State Farm 205-631-6201 [scott.cantrell.nnqu@statefarm.com](mailto:scott.cantrell.nnqu@statefarm.com)

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Property Statistics	
Property Cost (Sales Price)	<b>\$178,000</b>
Monthly Rent Rate	<b>\$1,350.00</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)
1	\$1,918.26	11.20%	16	\$4,368.99	18.08%
2	\$2,026.46	11.50%	17	\$4,615.43	18.77%
3	\$2,140.77	11.82%	18	\$4,875.78	19.50%
4	\$2,261.52	12.16%	19	\$5,150.81	20.28%
5	\$2,389.09	12.52%	20	\$5,441.36	21.09%
6	\$2,523.86	12.90%	21	\$5,748.29	21.95%
7	\$2,666.22	13.30%	22	\$6,072.54	22.87%
8	\$2,816.62	13.72%	23	\$6,415.08	23.83%
9	\$2,975.50	14.17%	24	\$6,776.94	24.84%
10	\$3,143.34	14.64%	25	\$7,159.21	25.92%
11	\$3,320.65	15.14%	26	\$7,563.05	27.05%
12	\$3,507.96	15.66%	27	\$7,989.67	28.25%
13	\$3,705.83	16.22%	28	\$8,440.35	29.52%
14	\$3,914.87	16.80%	29	\$8,916.45	30.85%
15	\$4,135.70	17.43%	30	\$9,419.41	32.27%

Financing Details	
Purchase Price	<b>\$178,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$35,600.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

30 Year Investment	
IRR	<b>12.69%</b>
Cash-on-Cash Year 31	<b>80.25%</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$808.53</b>	<b>\$9,702.38</b>
Escrow Payment (Taxes & Ins)	<b>\$166.67</b>	<b>\$2,000.00</b>
Property Management	<b>\$67.50</b>	<b>\$810.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$67.50</b>	<b>\$810.00</b>
Rent Loss From Vacancy	<b>\$67.50</b>	<b>\$810.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,177.70</b>	<b>\$14,132.38</b>

<b>Est. Profit With Financing</b>	<b>\$172.30</b>	<b>\$2,067.62</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.

