



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	1930
Lot Size	~.18 Acres
Property Size	1,657 Ft <sup>2</sup>
Basement	N/A
Completion Date	1/30/2025

PROPERTY CALCULATIONS	
Purchase Price	\$179,000
Rent Range	\$1350-\$1450
Rent Used in Calculations	\$1,400
Annual Taxes	\$1,100
Annual Insurance	\$900
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$13,288.00</b>
Annual Net Income (finance 20% 30 yr)	\$3,531.11

CAP RATE		
1 Year	5 Year	15 Year
7.42%	8.36%	11.23%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,531.11	\$5,283.96	\$10,456.76
9.86%	14.76%	29.21%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$25,001	\$68,280	\$143,200

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>\$1,400.00</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>9.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>9.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$1,929.03	10.56%	16	\$4,393.53	17.44%
2	\$2,037.84	10.86%	17	\$4,641.36	18.14%
3	\$2,152.80	11.18%	18	\$4,903.17	18.87%
4	\$2,274.23	11.52%	19	\$5,179.75	19.64%
5	\$2,402.51	11.88%	20	\$5,471.93	20.46%
6	\$2,538.03	12.26%	21	\$5,780.59	21.32%
7	\$2,681.20	12.66%	22	\$6,106.66	22.23%
8	\$2,832.44	13.08%	23	\$6,451.12	23.19%
9	\$2,992.21	13.53%	24	\$6,815.01	24.21%
10	\$3,161.00	14.00%	25	\$7,199.44	25.28%
11	\$3,339.30	14.50%	26	\$7,605.54	26.42%
12	\$3,527.66	15.02%	27	\$8,034.55	27.61%
13	\$3,726.65	15.58%	28	\$8,487.76	28.88%
14	\$3,936.87	16.17%	29	\$8,966.54	30.22%
15	\$4,158.94	16.79%	30	\$9,472.32	31.63%

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>\$126.00</b>	<b>\$1,512.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$70.00</b>	<b>\$840.00</b>
Rent Loss From Vacancy	<b>\$70.00</b>	<b>\$840.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,245.74</b>	<b>\$14,948.89</b>

30 Year Investment	
IRR	<b>13.95%</b>
Cash-on-Cash Year 31	<b>78.70%</b>

<b>Est. Profit With Financing</b>	<b>\$154.26</b>	<b>\$1,851.11</b>
-----------------------------------	-----------------	-------------------

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.

