



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	\$178,000
Rent Range	\$1300-\$1400
Rent Used in Calculations	\$1,350
Annual Taxes	\$1,100
Annual Insurance	\$900
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$13,390.00
Annual Net Income (finance 25% 30 yr)	\$4,294.02

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	N/A
Year Built	1930
Lot Size	~.18 Acres
Property Size	1,235 Ft²
Basement	N/A
Completion Date	Completed

CAP RATE

1 Year	5 Year	15 Year
7.52%	8.47%	11.38%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$4,294.02	\$6,020.17	\$11,218.86
9.65%	13.53%	25.21%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$53,400	\$106,800	\$160,200

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

Property Statistics	
Property Cost (Sales Price)	\$178,000
Monthly Rent Rate	\$1,350.00
Annual Insurance Premium	\$900
Annual Insurance (Change)	3.00%
Property Taxes	\$1,100
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%

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$1,798.36	10.05%	16	\$4,095.93	15.21%
2	\$1,899.81	10.28%	17	\$4,326.97	15.73%
3	\$2,006.97	10.52%	18	\$4,571.04	16.28%
4	\$2,120.18	10.77%	19	\$4,828.89	16.86%
5	\$2,239.77	11.04%	20	\$5,101.27	17.47%
6	\$2,366.11	11.33%	21	\$5,389.02	18.12%
7	\$2,499.58	11.63%	22	\$5,693.01	18.80%
8	\$2,640.58	11.94%	23	\$6,014.14	19.52%
9	\$2,789.53	12.28%	24	\$6,353.38	20.29%
10	\$2,946.88	12.63%	25	\$6,711.76	21.09%
11	\$3,113.11	13.00%	26	\$7,090.36	21.94%
12	\$3,288.71	13.40%	27	\$7,490.31	22.84%
13	\$3,474.22	13.82%	28	\$7,912.82	23.79%
14	\$3,670.19	14.26%	29	\$8,359.17	24.79%
15	\$3,877.22	14.72%	30	\$8,830.69	25.85%

Financing Details	
Purchase Price	\$178,000
Down Payment %	25.00%
Down Payment \$	\$44,500.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	11.70%
Cash-on-Cash Year 31	64.20%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$758.00	\$9,095.98
Escrow Payment (Taxes & Ins)	\$166.67	\$2,000.00
Property Management	\$67.50	\$810.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$67.50	\$810.00
Rent Loss From Vacancy	\$67.50	\$810.00
Total Estimated Expenses	\$1,127.16	\$13,525.98

Est. Profit With Financing	\$222.84	\$2,674.02
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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.

