



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	N/A
Year Built	1967
Lot Size	~.35 Acres
Property Size	1,836 Ft ²
Basement	Unfinished
Completion Date	1/31/2025

PROPERTY CALCULATIONS	
Purchase Price	\$186,500
Rent Range	\$1465-\$1565
Rent Used in Calculations	\$1,515
Annual Taxes	\$1,930
Annual Insurance	\$874
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,739.80
Annual Net Income (finance 20% 30 yr)	\$3,574.11

CAP RATE		
1 Year	5 Year	15 Year
7.37%	8.29%	11.14%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,574.11	\$5,390.65	\$10,740.73
9.58%	14.45%	28.80%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$26,049	\$71,141	\$149,200

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

Property Statistics	
Property Cost (Sales Price)	\$186,500
Monthly Rent Rate	\$1,515.00
Annual Insurance Premium	\$874
Annual Insurance (Change)	3.00%
Property Taxes	\$1,930
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	\$2,009.86	10.10%	16	\$4,577.62	16.98%
2	\$2,123.23	10.40%	17	\$4,835.83	17.67%
3	\$2,243.00	10.72%	18	\$5,108.61	18.40%
4	\$2,369.52	11.06%	19	\$5,396.78	19.18%
5	\$2,503.18	11.42%	20	\$5,701.20	19.99%
6	\$2,644.38	11.80%	21	\$6,022.79	20.85%
7	\$2,793.54	12.20%	22	\$6,362.52	21.77%
8	\$2,951.12	12.62%	23	\$6,721.42	22.73%
9	\$3,117.58	13.07%	24	\$7,100.56	23.74%
10	\$3,293.44	13.54%	25	\$7,501.09	24.82%
11	\$3,479.22	14.04%	26	\$7,924.21	25.95%
12	\$3,675.47	14.56%	27	\$8,371.20	27.15%
13	\$3,882.80	15.12%	28	\$8,843.40	28.42%
14	\$4,101.82	15.70%	29	\$9,342.23	29.75%
15	\$4,333.19	16.33%	30	\$9,869.21	31.17%

Financing Details	
Purchase Price	\$186,500
Down Payment %	20.00%
Down Payment \$	\$37,300.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$847.14	\$10,165.69
Escrow Payment (Taxes & Ins)	\$233.67	\$2,804.00
Property Management	\$136.35	\$1,636.20
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$75.75	\$909.00
Rent Loss From Vacancy	\$75.75	\$909.00
Total Estimated Expenses	\$1,368.66	\$16,423.89

30 Year Investment	
IRR	13.72%
Cash-on-Cash Year 31	77.58%

Est. Profit With Financing	\$146.34	\$1,756.11
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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.

