



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	4/2.5
Garage/Carport	N/A
Year Built	1952
Lot Size	~.25 Acres
Property Size	1,500 Ft ²
Basement	N/A
Completion Date	2/7/2025

PROPERTY CALCULATIONS	
Purchase Price	\$178,000
Rent Range	\$1330-\$1430
Rent Used in Calculations	\$1,380
Annual Taxes	\$585
Annual Insurance	\$1,061
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,423.60
Annual Net Income (finance 20% 30 yr)	\$3,721.22

CAP RATE		
1 Year	5 Year	15 Year
7.54%	8.49%	11.41%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,721.22	\$5,489.87	\$10,714.74
10.45%	15.42%	30.10%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$24,862	\$67,899	\$142,400

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	\$1,380.00
Annual Insurance Premium	\$1,061
Annual Insurance (Change)	3.00%
Property Taxes	\$585
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	\$1,918.26	11.19%	16	\$4,368.99	18.07%
2	\$2,026.46	11.49%	17	\$4,615.43	18.77%
3	\$2,140.77	11.81%	18	\$4,875.78	19.50%
4	\$2,261.52	12.15%	19	\$5,150.81	20.27%
5	\$2,389.09	12.51%	20	\$5,441.36	21.09%
6	\$2,523.86	12.89%	21	\$5,748.29	21.95%
7	\$2,666.22	13.29%	22	\$6,072.54	22.86%
8	\$2,816.62	13.71%	23	\$6,415.08	23.82%
9	\$2,975.50	14.16%	24	\$6,776.94	24.84%
10	\$3,143.34	14.63%	25	\$7,159.21	25.91%
11	\$3,320.65	15.13%	26	\$7,563.05	27.05%
12	\$3,507.96	15.65%	27	\$7,989.67	28.24%
13	\$3,705.83	16.21%	28	\$8,440.35	29.51%
14	\$3,914.87	16.80%	29	\$8,916.45	30.85%
15	\$4,135.70	17.42%	30	\$9,419.41	32.26%

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

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$808.53	\$9,702.38
Escrow Payment (Taxes & Ins)	\$137.17	\$1,646.00
Property Management	\$124.20	\$1,490.40
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$69.00	\$828.00
Rent Loss From Vacancy	\$69.00	\$828.00
Total Estimated Expenses	\$1,207.90	\$14,494.78

30 Year Investment	
IRR	14.28%
Cash-on-Cash Year 31	80.23%

Est. Profit With Financing	\$172.10	\$2,065.22
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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.

