



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	1940
Lot Size	~.34 Acres
Property Size	1,728 Ft <sup>2</sup>
Basement	N/A
Completion Date	1/31/2025

PROPERTY CALCULATIONS	
Purchase Price	\$177,000
Rent Range	\$1350-\$1450
Rent Used in Calculations	\$1,400
Annual Taxes	\$1,320
Annual Insurance	\$938
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$13,030.00</b>
Annual Net Income (finance 20% 30 yr)	\$3,382.13

CAP RATE		
1 Year	5 Year	15 Year
7.36%	8.29%	11.14%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,382.13	\$5,102.60	\$10,175.53
9.55%	14.41%	28.74%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$24,722	\$67,518	\$141,600

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

Property Statistics	
Property Cost (Sales Price)	\$177,000
Monthly Rent Rate	\$1,400.00
Annual Insurance Premium	\$938
Annual Insurance (Change)	3.00%
Property Taxes	\$1,320
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	\$1,907.48	10.20%	16	\$4,344.44	17.08%
2	\$2,015.08	10.50%	17	\$4,589.50	17.77%
3	\$2,128.74	10.82%	18	\$4,848.39	18.50%
4	\$2,248.82	11.16%	19	\$5,121.87	19.28%
5	\$2,375.67	11.52%	20	\$5,410.79	20.09%
6	\$2,509.68	11.90%	21	\$5,716.00	20.96%
7	\$2,651.24	12.30%	22	\$6,038.43	21.87%
8	\$2,800.79	12.72%	23	\$6,379.04	22.83%
9	\$2,958.78	13.17%	24	\$6,738.87	23.84%
10	\$3,125.68	13.64%	25	\$7,118.99	24.92%
11	\$3,301.99	14.14%	26	\$7,520.56	26.05%
12	\$3,488.25	14.66%	27	\$7,944.78	27.25%
13	\$3,685.01	15.22%	28	\$8,392.93	28.52%
14	\$3,892.88	15.81%	29	\$8,866.36	29.85%
15	\$4,112.47	16.43%	30	\$9,366.49	31.27%

Financing Details	
Purchase Price	\$177,000
Down Payment %	20.00%
Down Payment \$	\$35,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$803.99	\$9,647.87
Escrow Payment (Taxes & Ins)	\$188.17	\$2,258.00
Property Management	\$126.00	\$1,512.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$70.00	\$840.00
Rent Loss From Vacancy	\$70.00	\$840.00
<b>Total Estimated Expenses</b>	<b>\$1,258.16</b>	<b>\$15,097.87</b>

30 Year Investment	
IRR	13.77%
Cash-on-Cash Year 31	77.82%

<b>Est. Profit With Financing</b>	<b>\$141.84</b>	<b>\$1,702.13</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.

