



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	1948
Lot Size	~.29 Acres
Property Size	1,494 Ft <sup>2</sup>
Basement	N/A
Completion Date	1/31/2025

PROPERTY CALCULATIONS	
Purchase Price	\$159,000
Rent Range	\$1215-\$1315
Rent Used in Calculations	\$1,265
Annual Taxes	\$1,055
Annual Insurance	\$964
HOA Fees	0
Property Management Fees	9%
<b>Annual Net Income (cash)</b>	<b>\$11,794.80</b>
Annual Net Income (finance 20% 30 yr)	\$3,128.07

CAP RATE		
1 Year	5 Year	15 Year
7.42%	8.35%	11.22%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,128.07	\$4,685.30	\$9,277.29
9.84%	14.73%	29.17%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$22,208	\$60,651	\$127,200

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

Property Statistics	
Property Cost (Sales Price)	<b>\$159,000</b>
Monthly Rent Rate	<b>\$1,265.00</b>
Annual Insurance Premium	<b>\$964</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,055</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	\$1,713.50	10.45%	16	\$3,902.63	17.34%
2	\$1,810.15	10.76%	17	\$4,122.77	18.03%
3	\$1,912.26	11.08%	18	\$4,355.33	18.76%
4	\$2,020.13	11.42%	19	\$4,601.01	19.53%
5	\$2,134.08	11.77%	20	\$4,860.54	20.35%
6	\$2,254.46	12.15%	21	\$5,134.71	21.21%
7	\$2,381.62	12.55%	22	\$5,424.35	22.12%
8	\$2,515.97	12.97%	23	\$5,730.33	23.08%
9	\$2,657.89	13.42%	24	\$6,053.56	24.10%
10	\$2,807.81	13.89%	25	\$6,395.03	25.17%
11	\$2,966.20	14.39%	26	\$6,755.76	26.31%
12	\$3,133.51	14.92%	27	\$7,136.84	27.51%
13	\$3,310.27	15.47%	28	\$7,539.41	28.77%
14	\$3,496.99	16.06%	29	\$7,964.69	30.11%
15	\$3,694.25	16.68%	30	\$8,413.96	31.52%

Financing Details	
Purchase Price	<b>\$159,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$31,800.00</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>\$722.23</b>	<b>\$8,666.73</b>
Escrow Payment (Taxes & Ins)	<b>\$168.25</b>	<b>\$2,019.00</b>
Property Management	<b>\$113.85</b>	<b>\$1,366.20</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$63.25</b>	<b>\$759.00</b>
Rent Loss From Vacancy	<b>\$63.25</b>	<b>\$759.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,130.83</b>	<b>\$13,569.93</b>

30 Year Investment	
IRR	<b>13.90%</b>
Cash-on-Cash Year 31	<b>78.44%</b>

<b>Est. Profit With Financing</b>	<b>\$134.17</b>	<b>\$1,610.07</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.

