



Disclaimer: All figures, renovations, and inventory are subject to change. Inventory is based on availability. Insurance quotes are estimates and may vary. Actual rates may differ. This quote was provided by Scott Cantrell, State Farm (205-631-6201, scott.cantrell.nnqu@statefarm.com).

PROPERTY FEATURES	
Beds/Baths	3/2
Garage/Carport	2-Car
Year Built	1950
Lot Size	~.27 Acres
Property Size	1,374 Ft ²
Basement	N/A
Sewer/Septic	Septic
Completion Date	3/27/2025

PROPERTY CALCULATIONS	
Purchase Price	\$191,500
Rent Range	\$1375-\$1475
Rent Used in Calculations	\$1,425
Annual Taxes	\$833
Annual Insurance	\$869
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,859.00
Annual Net Income (finance 20% 30 yr)	\$3,420.77

CAP RATE		
1 Year	5 Year	15 Year
7.24%	8.15%	10.95%

LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$3,420.77	\$5,246.80	\$10,641.14
8.93%	13.70%	27.78%

CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$26,747	\$73,049	\$153,200

Property Statistics	
Property Cost (Sales Price)	\$191,500
Monthly Rent Rate	\$1,425.00
Annual Insurance Premium	\$869
Annual Insurance (Change)	3.00%
Property Taxes	\$833
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	\$2,063.74	9.86%	16	\$4,700.34	16.74%
2	\$2,180.15	10.16%	17	\$4,965.48	17.43%
3	\$2,303.13	10.48%	18	\$5,245.57	18.16%
4	\$2,433.04	10.82%	19	\$5,541.46	18.94%
5	\$2,570.29	11.18%	20	\$5,854.05	19.75%
6	\$2,715.27	11.56%	21	\$6,184.26	20.61%
7	\$2,868.43	11.96%	22	\$6,533.10	21.52%
8	\$3,030.24	12.38%	23	\$6,901.62	22.49%
9	\$3,201.17	12.82%	24	\$7,290.92	23.50%
10	\$3,381.74	13.30%	25	\$7,702.19	24.58%
11	\$3,572.49	13.79%	26	\$8,136.65	25.71%
12	\$3,774.01	14.32%	27	\$8,595.62	26.91%
13	\$3,986.89	14.88%	28	\$9,080.49	28.18%
14	\$4,211.79	15.46%	29	\$9,592.70	29.51%
15	\$4,449.36	16.08%	30	\$10,133.80	30.93%

Financing Details	
Purchase Price	\$191,500
Down Payment %	20.00%
Down Payment \$	\$38,300.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$869.85	\$10,438.23
Escrow Payment (Taxes & Ins)	\$141.83	\$1,702.00
Property Management	\$128.25	\$1,539.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$71.25	\$855.00
Rent Loss From Vacancy	\$71.25	\$855.00
Total Estimated Expenses	\$1,282.44	\$15,389.23

30 Year Investment	
IRR	13.60%
Cash-on-Cash Year 31	76.99%

Est. Profit With Financing	\$142.56	\$1,710.77
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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.

