





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 CALCULATIONS		
Purchase Price	\$183,500	
Rent Range	\$1400-\$1500	
Rent Used in Calculations	\$1,450	
Annual Taxes	\$1,465	
Annual Insurance	\$1,126	
HOA Fees	0	
Property Management Fees	5%	
Annual Net Income (cash)	\$13,939.00	
Annual Net Income (finance 20% 30 yr)	\$3,936.83	

PROPERTY FEATURES		
Beds/Baths	3/2	
Garage/Carport	2-Car	
Year Built	1935	
Lot Size	~1.06 Acres	
Property Size	2028 Ft ²	
Basement	N/A	
Sewer/Septic	Septic	
Completion Date	Complete	

CAP RATE			
1 Year	5 Year	15 Year	
7.60%	8.55%	11.49%	
LEVERAGED CASH-ON-CASH			
1 Year	5 Year	15 Year	
\$3,936.83	\$5,735.26	\$11,147.61	
10.73%	15.63%	30.37%	
CAPITAL APPRECIATION			
10 Year	20 Year	30 Year	
\$55,050	\$110,100	\$165,150	

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Property Statistics	
Property Cost (Sales Price)	\$183,500
Monthly Rent Rate	\$1,450.00
Annual Insurance Premium	\$1,126
Annual Insurance (Change)	3.00%
Property Taxes	\$1,465
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	5.00%
Rent Appreciation	3.00%
Capital Appreciation After Yr. 1	3.00%

Financing Details	
Purchase Price	\$183,500
Down Payment %	20.00%
Down Payment \$	\$36,700.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	12.81%
Cash-on-Cash Year 31	80.68%

	ipal Reduction (Per Year)	Annual Return (w/Princ Reduction)	•	al Reduction er Year)	Annual Return (w/Princ Reduction)
1	\$1,977.53	11.37%	16	\$4,503.98	18.26%
2	\$2,089.08	11.68%	17	\$4,758.04	18.95%
3	\$2,206.92	12.00%	18	\$5,026.44	19.68%
4	\$2,331.40	12.34%	19	\$5,309.97	20.45%
5	\$2,462.91	12.70%	20	\$5,609.49	21.27%
6	\$2,601.84	13.08%	21	\$5,925.91	22.13%
7	\$2,748.60	13.48%	22	\$6,260.18	23.04%
8	\$2,903.65	13.90%	23	\$6,613.30	24.01%
9	\$3,067.44	14.34%	24	\$6,986.34	25.02%
10	\$3,240.46	14.82%	25	\$7,380.43	26.10%
11	\$3,423.25	15.31%	26	\$7,796.74	27.23%
12	\$3,616.35	15.84%	27	\$8,236.54	28.43%
13	\$3,820.34	16.40%	28	\$8,701.14	29.69%
14	\$4,035.84	16.98%	29	\$9,191.96	31.03%
15	\$4,263.49	17.60%	30	\$9,710.46	32.44%

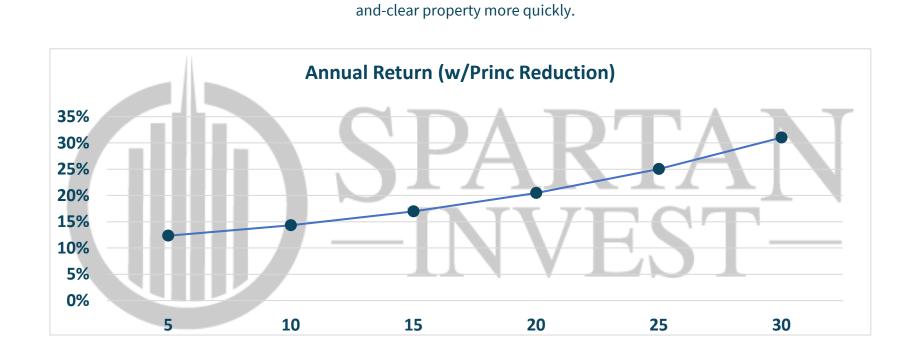
Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$833.51	\$10,002.17
Escrow Payment (Taxes & Ins)	\$215.92	\$2,591.00
Property Management	\$72.50	\$870.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$72.50	\$870.00
Rent Loss From Vacancy	\$72.50	\$870.00
Total Estimated Expenses	\$1,266.93	\$15,203.17

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-

\$183.07

\$2,196.83



Est. Profit With Financing