



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	<b>\$282,000</b>
Rent Range	<b>\$2125-\$2225</b>
Rent Used in Calculations 841: \$1,250    841A: \$925	<b>\$2,175</b>
Annual Taxes	<b>\$1,255</b>
Annual Insurance	<b>\$1,761</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$20,735.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$5,363.82</b>

PROPERTY FEATURES: ADU	
Beds/Baths	<b>5/3</b>
Garage/Carport	<b>1-Car</b>
Year Built	<b>1947</b>
Lot Size	<b>~.34 Acres</b>
Property Size	<b>1216 Ft<sup>2</sup> 864 Ft<sup>2</sup></b>
Basement	<b>Unfinished</b>
Sewer/Septic	<b>Septic</b>
Completion Date	<b>3/31/2025</b>

CAP RATE		
1 Year	5 Year	15 Year
<b>7.35%</b>	<b>8.28%</b>	<b>11.12%</b>
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
<b>\$5,363.82</b>	<b>\$8,098.43</b>	<b>\$16,170.02</b>
<b>9.51%</b>	<b>14.36%</b>	<b>28.67%</b>
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
<b>\$84,600</b>	<b>\$169,200</b>	<b>\$253,800</b>

Property Statistics	
Property Cost (Sales Price)	<b>\$282,000</b>
Monthly Rent Rate	<b>\$2,175.00</b>
Annual Insurance Premium	<b>\$1,761</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,255</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>3.00%</b>

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$3,039.03	10.27%	16	\$6,921.65	17.16%
2	\$3,210.46	10.57%	17	\$7,312.09	17.85%
3	\$3,391.55	10.90%	18	\$7,724.55	18.58%
4	\$3,582.86	11.24%	19	\$8,160.27	19.35%
5	\$3,784.97	11.59%	20	\$8,620.58	20.17%
6	\$3,998.47	11.97%	21	\$9,106.85	21.03%
7	\$4,224.01	12.37%	22	\$9,620.54	21.94%
8	\$4,462.28	12.79%	23	\$10,163.22	22.90%
9	\$4,713.99	13.24%	24	\$10,736.50	23.92%
10	\$4,979.89	13.71%	25	\$11,342.13	24.99%
11	\$5,260.80	14.21%	26	\$11,981.91	26.13%
12	\$5,557.55	14.74%	27	\$12,657.79	27.33%
13	\$5,871.04	15.29%	28	\$13,371.78	28.59%
14	\$6,202.21	15.88%	29	\$14,126.06	29.93%
15	\$6,552.07	16.50%	30	\$14,922.88	31.34%

Financing Details	
Purchase Price	<b>\$282,000</b>
Down Payment %	<b>20.00%</b>
Down Payment \$	<b>\$56,400.00</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>\$1,280.93</b>	<b>\$15,371.18</b>
Escrow Payment (Taxes & Ins)	<b>\$251.33</b>	<b>\$3,016.00</b>
Property Management	<b>\$195.75</b>	<b>\$2,349.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$108.75</b>	<b>\$1,305.00</b>
Rent Loss From Vacancy	<b>\$108.75</b>	<b>\$1,305.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,945.52</b>	<b>\$23,346.18</b>

30 Year Investment	
IRR	<b>12.12%</b>
Cash-on-Cash Year 31	<b>78.00%</b>

<b>Est. Profit With Financing</b>	<b>\$229.48</b>	<b>\$2,753.82</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.

