



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	5/2
Garage/Carport	N/A
Year Built	1984
Lot Size	~.4 Acres
Property Size	2,500 Ft²
Basement	N/A
Sewer/Septic	Septic
Completion Date	4/30/2025

PROPERTY CALCULATIONS

Purchase Price	\$186,500
Rent Range	\$1375-\$1475
Rent Used in Calculations	\$1,425
Annual Taxes	\$1,100
Annual Insurance	\$907
HOA Fees	0
Property Management Fees	9%
Annual Net Income (cash)	\$13,554.00
Annual Net Income (finance 20% 30 yr)	\$3,388.31

CAP RATE

1 Year	5 Year	15 Year
7.27%	8.18%	10.99%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,388.31	\$5,176.06	\$10,452.34
9.08%	13.88%	28.02%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$55,950	\$111,900	\$167,850

Property Statistics	
Property Cost (Sales Price)	\$186,500
Monthly Rent Rate	\$1,425.00
Annual Insurance Premium	\$907
Annual Insurance (Change)	3.00%
Property Taxes	\$1,100
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	3.00%

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$2,009.86	9.89%	16	\$4,577.62	16.77%
2	\$2,123.23	10.19%	17	\$4,835.83	17.46%
3	\$2,243.00	10.51%	18	\$5,108.61	18.20%
4	\$2,369.52	10.85%	19	\$5,396.78	18.97%
5	\$2,503.18	11.21%	20	\$5,701.20	19.78%
6	\$2,644.38	11.59%	21	\$6,022.79	20.65%
7	\$2,793.54	11.99%	22	\$6,362.52	21.56%
8	\$2,951.12	12.41%	23	\$6,721.42	22.52%
9	\$3,117.58	12.86%	24	\$7,100.56	23.54%
10	\$3,293.44	13.33%	25	\$7,501.09	24.61%
11	\$3,479.22	13.83%	26	\$7,924.21	25.74%
12	\$3,675.47	14.35%	27	\$8,371.20	26.94%
13	\$3,882.80	14.91%	28	\$8,843.40	28.21%
14	\$4,101.82	15.50%	29	\$9,342.23	29.55%
15	\$4,333.19	16.12%	30	\$9,869.21	30.96%

Financing Details	
Purchase Price	\$186,500
Down Payment %	20.00%
Down Payment \$	\$37,300.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	11.89%
Cash-on-Cash Year 31	77.07%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$847.14	\$10,165.69
Escrow Payment (Taxes & Ins)	\$167.25	\$2,007.00
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	\$1,285.14	\$15,421.69

Est. Profit With Financing	\$139.86	\$1,678.31
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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.

