



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). *Square footage is approximate

PROPERTY CALCULATIONS

Purchase Price	\$284,900
Rent Range	\$2145-\$2245
Rent Used in Calculations	\$2,195
Annual Taxes	\$2,380
Annual Insurance	\$600
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$22,043.00
Annual Net Income (finance 25% 30 yr)	\$7,484.32

PROPERTY FEATURES

Beds/Baths	5/3
Garage/Carport	2-Car
Year Built	2023
Lot Size	~.20 Acres
Property Size	2,153 Ft²
Basement	N/A
Sewer/Septic	Sewer
Completion Date	Complete!

CAP RATE

1 Year	5 Year	15 Year
7.74%	8.71%	11.70%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$7,484.32	\$10,325.03	\$18,882.94
10.51%	14.50%	26.51%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$85,470	\$170,940	\$256,410



180 Cotton Bayou Dr
Meridianville, AL

Property Statistics	
Property Cost (Sales Price)	\$284,900
Monthly Rent Rate	\$2,195.00
Annual Insurance Premium	\$600
Annual Insurance (Change)	3.00%
Property Taxes	\$2,380
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%

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$2,878.39	10.85%	16	\$6,555.78	16.01%
2	\$3,040.76	11.08%	17	\$6,925.58	16.53%
3	\$3,212.28	11.32%	18	\$7,316.24	17.08%
4	\$3,393.48	11.57%	19	\$7,728.93	17.66%
5	\$3,584.90	11.84%	20	\$8,164.90	18.27%
6	\$3,787.11	12.13%	21	\$8,625.47	18.92%
7	\$4,000.74	12.43%	22	\$9,112.01	19.60%
8	\$4,226.41	12.74%	23	\$9,626.00	20.32%
9	\$4,464.81	13.08%	24	\$10,168.98	21.09%
10	\$4,716.66	13.43%	25	\$10,742.59	21.89%
11	\$4,982.72	13.81%	26	\$11,348.56	22.74%
12	\$5,263.78	14.20%	27	\$11,988.71	23.64%
13	\$5,560.70	14.62%	28	\$12,664.97	24.59%
14	\$5,874.37	15.06%	29	\$13,379.37	25.59%
15	\$6,205.73	15.52%	30	\$14,134.07	26.65%

Financing Details	
Purchase Price	\$284,900
Down Payment %	25.00%
Down Payment \$	\$71,225.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,213.22	\$14,558.68
Escrow Payment (Taxes & Ins)	\$248.33	\$2,980.00
Property Management	\$109.75	\$1,317.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$109.75	\$1,317.00
Rent Loss From Vacancy	\$109.75	\$1,317.00
Total Estimated Expenses	\$1,790.81	\$21,489.68

30 Year Investment	
IRR	12.24%
Cash-on-Cash Year 31	66.14%

Est. Profit With Financing	\$404.19	\$4,850.32
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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.

