



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	\$255,000
Rent Range	\$1700-\$1800
Rent Used in Calculations	\$1,750
Annual Taxes	\$2,015
Annual Insurance	\$500
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$17,435.00
Annual Net Income (finance 25% 30 yr)	\$4,404.24

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	2-Car
Year Built	2023
Lot Size	~.20 Acres
Property Size	1,779 Ft²
Basement	N/A
Sewer/Septic	Sewer
Completion Date	Complete!

CAP RATE

1 Year	5 Year	15 Year
6.84%	7.70%	10.34%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$4,404.24	\$6,651.58	\$13,420.66
6.91%	10.43%	21.05%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$76,500	\$153,000	\$229,500



181 Cotton Bayou Dr
Meridianville, AL

Property Statistics	
Property Cost (Sales Price)	\$255,000
Monthly Rent Rate	\$1,750.00
Annual Insurance Premium	\$500
Annual Insurance (Change)	3.00%
Property Taxes	\$2,015
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	\$2,576.31	7.66%	16	\$5,867.76	12.82%
2	\$2,721.63	7.88%	17	\$6,198.75	13.34%
3	\$2,875.15	8.12%	18	\$6,548.40	13.89%
4	\$3,037.34	8.38%	19	\$6,917.79	14.47%
5	\$3,208.67	8.65%	20	\$7,308.00	15.08%
6	\$3,389.66	8.93%	21	\$7,720.23	15.72%
7	\$3,580.86	9.23%	22	\$8,155.71	16.41%
8	\$3,782.85	9.55%	23	\$8,615.76	17.13%
9	\$3,996.23	9.88%	24	\$9,101.76	17.89%
10	\$4,221.65	10.24%	25	\$9,615.17	18.70%
11	\$4,459.79	10.61%	26	\$10,157.54	19.55%
12	\$4,711.35	11.00%	27	\$10,730.50	20.45%
13	\$4,977.11	11.42%	28	\$11,335.79	21.40%
14	\$5,257.86	11.86%	29	\$11,975.22	22.40%
15	\$5,554.44	12.33%	30	\$12,650.71	23.46%

Financing Details	
Purchase Price	\$255,000
Down Payment %	25.00%
Down Payment \$	\$63,750.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,085.90	\$13,030.76
Escrow Payment (Taxes & Ins)	\$209.58	\$2,515.00
Property Management	\$87.50	\$1,050.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$87.50	\$1,050.00
Rent Loss From Vacancy	\$87.50	\$1,050.00
Total Estimated Expenses	\$1,557.98	\$18,695.76

30 Year Investment	
IRR	10.22%
Cash-on-Cash Year 31	58.39%

Est. Profit With Financing	\$192.02	\$2,304.24
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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.

