



Disclaimer: All figures are subject to change and are not guaranteed. Renovations that are in progress and are subject to change. Inventory is subject to availability. Insurance quotes are estimates and may vary. Actual rates may differ. This quote was provided by Corey Maxwell, Great American Assurance (205-682-8856, corey@biginsurance.us).

PROPERTY CALCULATIONS

Purchase Price	\$195,000
Rent Range	\$1450-\$1550
Rent Used in Calculations	\$1,500
Annual Taxes	\$765
Annual Insurance	\$870
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$15,465.00
Annual Net Income (finance 25% 30 yr)	\$5,500.30

PROPERTY FEATURES

Beds/Baths	3/1
Garage/Carport	N/A
Year Built	1956
Lot Size	~.17 Acres
Property Size	1,200
Basement	N/A
Completion Date	Completed

CAP RATE

1 Year	5 Year	15 Year
7.93%	8.93%	12.00%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$5,500.30	\$7,491.94	\$13,495.57
11.28%	15.37%	27.68%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$58,500	\$117,000	\$175,500

Insurance Quote provided by Sean Perren State Farm 770-432-7775 sean.perren.nsdu@statefarm.com

Property Statistics	
Property Cost (Sales Price)	\$195,000
Monthly Rent Rate	\$1,500.00
Annual Insurance Premium	\$870
Annual Insurance (Change)	3.00%
Property Taxes	\$765
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	\$1,970.12	11.63%	16	\$4,487.11	16.79%
2	\$2,081.25	11.86%	17	\$4,740.22	17.31%
3	\$2,198.65	12.10%	18	\$5,007.60	17.86%
4	\$2,322.67	12.35%	19	\$5,290.07	18.44%
5	\$2,453.69	12.62%	20	\$5,588.47	19.05%
6	\$2,592.09	12.91%	21	\$5,903.71	19.70%
7	\$2,738.31	13.21%	22	\$6,236.72	20.38%
8	\$2,892.77	13.52%	23	\$6,588.52	21.11%
9	\$3,055.94	13.86%	24	\$6,960.17	21.87%
10	\$3,228.32	14.21%	25	\$7,352.78	22.67%
11	\$3,410.43	14.59%	26	\$7,767.53	23.52%
12	\$3,602.80	14.98%	27	\$8,205.68	24.42%
13	\$3,806.03	15.40%	28	\$8,668.54	25.37%
14	\$4,020.72	15.84%	29	\$9,157.52	26.38%
15	\$4,247.52	16.30%	30	\$9,674.07	27.43%

Financing Details	
Purchase Price	\$195,000
Down Payment %	25.00%
Down Payment \$	\$48,750.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	12.79%
Cash-on-Cash Year 31	68.04%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$830.39	\$9,964.70
Escrow Payment (Taxes & Ins)	\$136.25	\$1,635.00
Property Management	\$75.00	\$900.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$75.00	\$900.00
Rent Loss From Vacancy	\$75.00	\$900.00
Total Estimated Expenses	\$1,191.64	\$14,299.70

Est. Profit With Financing	\$308.36	\$3,700.30
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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.

