

Investment Property Description



SPARTAN INVEST

Address:	109 McKee Street Bessemer, AL 35023
Purchase Price:	\$112,000
*Rent Range:	\$1025-\$1075
Rent Used in Calcs:	\$1,050
Annual Taxes:	\$650
Annual Insurance:	\$840
HOA Fees:	\$0
Property Mgt Fee:	\$1,134
Annual Net Income (On Cash Purchase)	\$9,976
Annual Net Income (20% Down @6.0%APR) For First 30 Years	\$3,529.63

*All figures above are subject to change and are not guaranteed

Property Stats	
Beds/Baths:	3/2
Garage/Carport:	Carport
Year Built:	1955
Lot Size:	0.2 Acres
Property Size:	1463 Ft²
Basement Size:	NA
Renovations in Progress!	

**Features & Renovations	
New window treatments New interior paint throughout New metal roof New HVAC New ceramic tile in bathrooms	Paved Driveway Nice Sized Kitchen w/ Cabinet Space Bonus Room Utility Shed **Renovations are subject to change once construction begins on the property

Rate of Return (Financing)	
15.8%	Cash Flow/Month: \$294.14
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.9%	Cash Flow/Month: \$831.33
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
35.6%	See Description Below

The "Spartan Return" is an estimate of what your rate of return would be AFTER you paid off your loan on the property.

This return assumes you put 25% down on the Purchase Price and financed the remainder with a 15-year loan.



Neighborhood
Rating: B