

Investment Property Description



SPARTAN INVEST

Address:	110 Forest Ave Adamsville, AL 35005
Purchase Price:	\$86,500
*Rent Range:	\$775-\$825
Rent Used in Calcs:	\$795
Annual Taxes:	\$508
Annual Insurance:	\$636
HOA Fees:	\$0
Property Mgt Fee:	\$859
Annual Net Income (On Cash Purchase)	\$7,537
Annual Net Income (20% Down @6.0%APR) For First 30 Years	\$2,558.73

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

Property Stats	
Beds/Baths:	2/1
Garage/Carport:	NA
Year Built:	1930
Lot Size:	.22 Acres
Property Size:	910 Ft ²
Basement Size:	NA
Renovations in Progress!	

**Features & Renovations	
New Metal Roof New Interior Paint Throughout New Window Treatments New Light Fixtures New Ceramic Tile in Bathroom	2 Beds / 1 Bath Beautiful Front Porch Eat-In Kitchen Lots of Cabinet Space Nice Back Yard with Storage Shed Side Wooden Deck Fenced-In Backyard **Renovations are subject to change once construction begins on the property

Rate of Return (Financing)	
14.8%	Cash Flow/Month: \$213.23
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.7%	Cash Flow/Month: \$628.12
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
34.9%	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