

Investment Property Description



SPARTAN INVEST

Address:	3059 Apple Valley Lane Birmingham, AL 35215
Purchase Price:	\$102,500
*Rent Range:	\$950-\$995
Rent Used in Calcs:	\$975
Annual Taxes:	\$600
Annual Insurance:	\$780
HOA Fees:	\$0
Property Mgt Fee:	\$1,053
Annual Net Income (On Cash Purchase)	\$9,267
Annual Net Income (20% Down @6.0%APR) For First 30 Years	\$3,367.42

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

Property Stats	
Beds/Baths:	3/2
Garage/Carport:	1 Car
Year Built:	1979
Lot Size:	.34 Acres
Property Size:	1,336 Ft ²
Basement Size:	Unfinished
Renovations in Progress!	

**Features & Renovations	
New metal roof New interior paint throughout New HVAC New window treatments	3 beds / 2 baths Handicap accessible Fireplace Large kitchen Split level **Renovations are subject to change once construction begins on the property

Rate of Return (Financing)	
16.4%	Cash Flow/Month: \$280.62
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
9.0%	Cash Flow/Month: \$772.25
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
36.2%	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