

Investment Property Description



EXAMPLE IPD

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Address: 1010 Lauren Circle Odenville, AL 35120	
Purchase Price:	\$170,000
*Rent Range:	–
Rent Used in Calcs:	\$1,350
Annual Taxes:	\$1,890
Annual Insurance:	\$840
HOA Fees:	\$0
Property Mgt Fee:	\$1,458
Annual Net Income (On Cash Purchase)	\$12,012
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$3,251.07

Rate of Return (Financing)	
9.6%	Cash Flow/Month:
	\$270.92
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
7.1%	Cash Flow/Month:
	\$1,001.00
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
28.3%	See Description Below

Property Stats	
Beds/Baths:	3 / 2
Garage/Carport:	N/A
Year Built:	2019
Lot Size:	.79 Acres
Property Size:	1500 Ft ²
Basement Size:	N/A

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.



Features & Renovations	
Great School District New Construction - Everything NEW Gorgeous front porch and deck Luxury Vinyl Flooring	Master Bed & Bath Suite Vinyl Siding Septic Tank Granite Countertops Open Floor Plan Perfect home for new families

Neighborhood
Rating: B
High rental demand in this area means properties priced accurately generally move off the market quickly from a leasing standpoint. An upward trend in the number of owner-occupant comparable sales has been bringing the average sales price in the area up, which bodes well for future appreciation.

Disclaimer: There is no way to know which area will be good for appreciation in the future. We can only make estimates based on trends and data.