

Investment Property Description



EXAMPLE IPD

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Address:	116 Fairfax Avenue Birmingham, AL 35214
Purchase Price:	\$96,500
*Rent Range:	\$845 - \$945
Rent Used in Calcs:	\$895
Annual Taxes:	\$560
Annual Insurance:	\$716
HOA Fees:	\$0
Property Mgt Fee:	\$967
Annual Net Income (On Cash Purchase)	\$8,497
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$3,524.28

Rate of Return (Financing)	
18.3%	Cash Flow/Month: \$293.69
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.8%	Cash Flow/Month: \$708.12
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
35.2%	See Description Below

Property Stats	
Beds/Baths:	3/1
Garage/Carport:	N/A
Year Built:	1982
Lot Size:	.22 Acres
Property Size:	1050 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	
<ul style="list-style-type: none"> New HVAC New Interior Paint New Window Treatments New LVT Flooring New Granite Countertops & Cermic Tile in Kitchen 	<ul style="list-style-type: none"> 3 Beds/1 Bath Flat Lot Large Fenced Yard Spacious Living Area Large Laundry Area <p>** Renovations are subject to change once construction begins on the property</p>

Neighborhood
Rating: B

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.