

Investment Property Description



EXAMPLE IPD

EXAMPLE IPD

Address:	1209 19th Street N Hueytown, AL 35023
Purchase Price:	\$92,500
*Rent Range:	–
Rent Used in Calcs:	\$795
Annual Taxes:	\$537
Annual Insurance:	\$684
HOA Fees:	\$0
Property Mgt Fee:	\$859
Annual Net Income (On Cash Purchase)	\$7,460
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$2,693.42

Rate of Return (Financing)	
14.6%	Cash Flow/Month: \$224.45
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.1%	Cash Flow/Month: \$621.70
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
32.3%	See Description Below

Property Stats	
Beds/Baths:	2/1
Garage/Carport:	N/A
Year Built:	1924
Lot Size:	.97 Acres
Property Size:	1472 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 Metal Roof New Interior Paint New Window Treatments New LVT Flooring New Granite Countertops & Cermic Tile in Kitchen New Ceramic Tile in Bathroom 	<ul style="list-style-type: none"> 2 Beds/1 Bath Large Pantry Storage Laundry Room High Ceilings Corner Lot <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.