

# Investment Property Description



EXAMPLE IPD

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Address:	304 Coosa Pines Dr Childersburg, AL 35044
Purchase Price:	\$87,700
*Rent Range:	\$725 - \$825
Rent Used in Calcs:	\$775
Annual Taxes:	\$609
Annual Insurance:	\$620
HOA Fees:	\$0
Property Mgt Fee:	\$837
Annual Net Income (On Cash Purchase)	\$7,234
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$2,714.39

Rate of Return (Financing)	
15.5%	Cash Flow/Month: \$226.20
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.2%	Cash Flow/Month: \$602.83
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
33.0%	See Description Below

Property Stats	
Beds/Baths:	2 / 1
Garage/Carport:	N/A
Year Built:	1945
Lot Size:	.50 Acres
Property Size:	802 Ft <sup>2</sup>
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	
New HVAC New Interior Paint New Window Treatments New Granite Countertops & Cermic Tile in Kitchen New Ceramic Tile in Bathroom Hardwood Floors	2 Beds/1 Bath Flat Lot Fenced Yard Large Closets Laundry Area ** Renovations are subject to change once construction begins on the property

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.