

Investment Property Description



EXAMPLE IPD

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Address:	908 Hillcrest Avenue Birmingham, AL 35235
Purchase Price:	\$109,000
*Rent Range:	\$970 - \$1070
Rent Used in Calcs:	\$1,020
Annual Taxes:	\$1,514
Annual Insurance:	\$816
HOA Fees:	\$0
Property Mgt Fee:	\$1,102
Annual Net Income (On Cash Purchase)	\$8,808
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$3,191.10

Rate of Return (Financing)	
14.6%	Cash Flow/Month: \$265.92
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
8.1%	Cash Flow/Month: \$734.03
No Loan, Full Cash Purchase	

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

Property Stats	
Beds/Baths:	4 / 2
Garage/Carport:	N/A
Year Built:	1948
Lot Size:	.92 Acres
Property Size:	2840 Ft ²
Basement Size:	1640 Ft ²

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 Interior Paint New HVAC New Granite Countertops & Cermic Tile in Kitchen Updated Plumbing New Roof New Window Treatments	New LVT Flooring 4 Beds/2 Baths Flat Lot Large Yard ** 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.