



17% ROI New Build Turnkey SFR! \$636/month Cash Flow, \$68K total cash!

- \$13,330 Post Close Credit
 - \$900 Rent Credit
- Free PM Year 1 (8% Starting Year 2)
 - Rate Buydown to 5.625%



Price: \$324,896



Location: Kimberly, AL 35091



Type: Single Family Residence



Neighborhood Class: A



Rent: \$2,095



Square Footage: 2012



Bedrooms: 5



Bathrooms: 3.0



Year Built: 2025



Estimated Completion Time: Completed



Rental Status: Vacant

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Property Address: Kimberly, AL 35091	Financed	
Purchase Price	\$324,896	
Initial Equity	\$0	
TALK TO YOUR RTR REP ABOUT HOW TO USE YOUR 9% BENEFIT!		
Down Payment	25%	
Amount Financed	\$243,672	75%
Down Payment Amount	\$81,224	25%
Post Closing Credit	\$13,330	
Total Cash Investment	\$67,894	
Interest Rate (30 Year, 10 Year Interest Only)	5.625%	
Debt Service (P&I) Monthly	\$1,142	
Debt Service (P&I) Yearly	\$13,707	
TALK TO YOUR RTR REP ABOUT OTHER FINANCING OPTIONS AVAILABLE!		
Monthly Rent (GSI)	\$2,095	
Estimated Annual Property Tax	\$2,499	
Annual Utilities / HOA	\$750	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$700	
Vacancy Rate (% of GSI)	3%	
Maintenance Rate (% of GSI)	0%	
Property Mgmt Rate (% of GSI)	0%	
Gross Scheduled Income (GSI)	\$25,140	
Less Vacancy Amount	\$(754)	
Rent Credit	\$900	
Gross Operating Income (GOI)	\$25,286	
Annual Operating Expenses		
Property Management	\$0	
Estimated Annual Property Taxes	\$(2,499)	
Annual Utilities	\$(750)	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$(700)	
Repairs & Maintenance	\$0	
Total Operating Expenses	\$(3,949)	

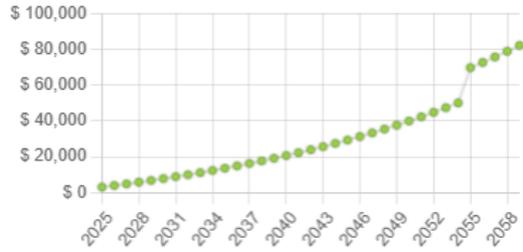
Net Operating Income	\$21,337
Less Debt Service	\$(13,707)
Cash Flow	\$7,630
Monthly Cash Flow	\$636
Cash-On-Cash ROI from Rent income only-yr 1	11.24%
Cash-On-Cash ROI w/ Depreciation added-yr 1	16.56%
Cash-On-Cash ROI w/ Appreciation added-yr 1	35.70%
Cash-On-Cash ROI w/ Tenant paying down loan-yr 1	41.80%
*ROI for additional tax deductions not calculated as it varies for each individual	
Total Cash-On-Cash ROI projected in yr 10	453.38%

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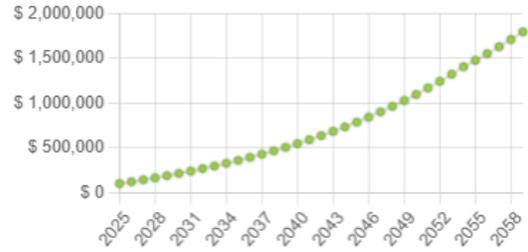


[Look beyond Year 1 with our Wealth Tracker!](#)

Cashflow ?



Equity ?



2029 - Year 5

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 6,806	Cashflow	\$ 24,606	Cashflow	30.29%
Appreciation	\$ 19,746	Appreciation	\$ 89,763	Appreciation	110.51%
Paydown	\$ 4,015	Paydown	\$ 18,001	Paydown	22.16%
	\$ 23,761		\$ 107,764		132.67%
Passive Depr. ?	\$ 2,042	Passive Depr.	\$ 7,382	Passive Depr.	9.09%
Active Depr. ?	\$ 1,503	Active Depr.	\$ 10,340	Active Depr.	12.73%
	\$ 3,544		\$ 17,722		21.82%
		Equity	\$ 188,988	Total ?	141.76%

2034 - Year 10

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 12,353	Cashflow	\$ 74,828	Cashflow	92.13%
Appreciation	\$ 25,201	Appreciation	\$ 204,325	Appreciation	251.56%
Paydown	\$ 5,316	Paydown	\$ 41,833	Paydown	51.50%
	\$ 30,517		\$ 246,158		303.06%
Passive Depr. ?	\$ 3,544	Passive Depr.	\$ 22,287	Passive Depr.	27.44%
Active Depr. ?	\$ 0	Active Depr.	\$ 13,156	Active Depr.	16.20%
	\$ 3,544		\$ 35,443		43.64%
		Equity	\$ 327,382	Total ?	330.50%

[Want to learn how to use the Wealth Tracker? Click here to watch Zach's training video](#)

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