



16% ROI New Build Turnkey SFR! \$504/month Cash Flow, \$55K total cash!

- \$10,460 Post Close Credit
    - \$900 Rent Credit
  - Free PM Year 1 (8% Starting Year 2)
    - Rate Buydown to 5.625%
- 



**Price: \$259,900**



**Location:** Kimberly, AL 35091



**Type:** Single Family Residence



**Neighborhood Class:** A



**Rent:** \$1695



**Square Footage:** 1272



**Bedrooms:** 3



**Bathrooms:** 2.0



**Year Built:** 2026



**Estimated Completion Time:** completed



**Rental Status:** vacant

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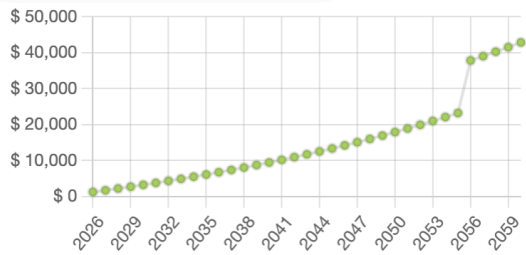
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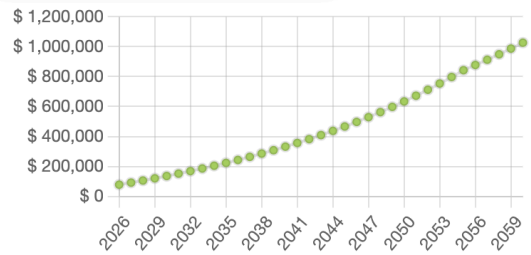
<b>Property Address: Kimberly, AL 35091</b>	<b>Financed</b>	
Purchase Price	\$259,900	
Initial Equity	\$0	
<b>TALK TO YOUR RTR REP ABOUT HOW TO USE YOUR 9% BENEFIT!</b>		
Down Payment	25%	
Amount Financed	\$194,925	75%
Down Payment Amount	\$64,975	25%
Post Closing Credit	\$10,460	
Total Cash Investment	\$54,515	
Interest Rate (30 Year, 10 Year Interest Only)	5.625%	
Debt Service (P&I) Monthly	\$914	
Debt Service (P&I) Yearly	\$10,965	
<b>TALK TO YOUR RTR REP ABOUT OTHER FINANCING OPTIONS AVAILABLE!</b>		
Monthly Rent (GSI)	\$1,695	
Estimated Annual Property Tax	\$2,027	
Annual Utilities / HOA	\$890	
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)	\$20,340	
Less Vacancy Amount	\$(610)	
Rent Credit	\$900	
Gross Operating Income (GOI)	\$20,630	
Annual Operating Expenses		
Property Management	\$0	
Estimated Annual Property Taxes	\$(2,027)	
Annual Utilities	\$(890)	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$(700)	
Repairs & Maintenance	\$0	
Total Operating Expenses	\$(3,617)	
Net Operating Income	\$17,013	
Less Debt Service	\$(10,965)	
Cash Flow	\$6,048	
Monthly Cash Flow	\$504	
<b>Cash-On-Cash ROI from Rent income only-yr 1</b>	<b>11.09%</b>	
<b>Cash-On-Cash ROI w/ Depreciation added-yr 1</b>	<b>16.39%</b>	

**Look beyond Year 1 with our Wealth Tracker!**

### Cashflow ?



### Equity ?



### 2030 - Year 5

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 3,200	Cashflow	\$ 10,931	Cashflow	16.82%
Appreciation	\$ 12,162	Appreciation	\$ 56,308	Appreciation	86.66%
Paydown	\$ 3,212	Paydown	\$ 14,400	Paydown	22.16%
	\$ 15,374		\$ 70,708		108.82%
Passive Depr. ?	\$ 960	Passive Depr.	\$ 3,279	Passive Depr.	5.05%
Active Depr. ?	\$ 1,875	Active Depr.	\$ 10,897	Active Depr.	16.77%
	\$ 2,835		\$ 14,176		21.82%
		Equity	\$ 135,683	Total ?	113.87%

### 2035 - Year 10

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 6,071	Cashflow	\$ 35,366	Cashflow	54.43%
Appreciation	\$ 14,797	Appreciation	\$ 124,815	Appreciation	192.10%
Paydown	\$ 4,252	Paydown	\$ 33,464	Paydown	51.50%
	\$ 19,049		\$ 158,280		243.60%
Passive Depr. ?	\$ 1,821	Passive Depr.	\$ 10,610	Passive Depr.	16.33%
Active Depr. ?	\$ 1,014	Active Depr.	\$ 17,743	Active Depr.	27.31%
	\$ 2,835		\$ 28,353		43.64%
		Equity	\$ 223,255	Total ?	259.93%

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

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