

The Ironwood Model - Pinewood Trace

Investment Property - Buy & Hold

819 Pinewood Ave, Hueytown, AL 35023

House · 3 Beds · 2 Baths · 1,304 Sq.Ft.

The "Ironwood Model" is one of the three floor plans available as part of our Investor Build offering at Pinewood Trace. This includes 2 years of property management fees!

\$ 241,000 Purchase Price · \$ 260,000 ARV

\$ 243,410 Cash Needed · \$ 1,297/mo Cash Flow · 6.5% Cap Rate · 6.4% COC

Prepared by:



**the peak
group**



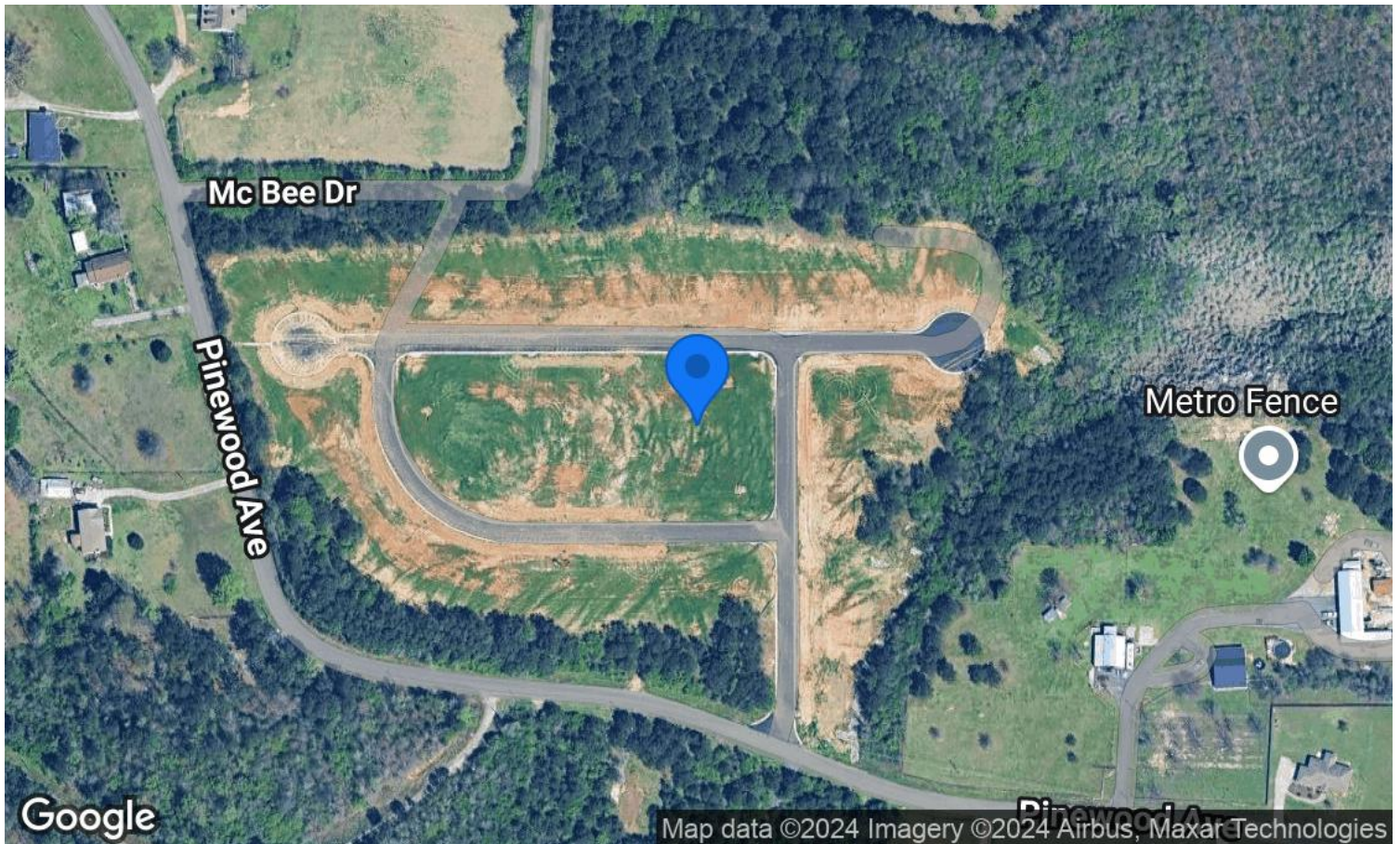
Property Description

ADDRESS

819 Pinewood Ave
Hueytown, AL 35023

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,304
Year Built:	2025
Parking:	Garage



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 241,000
Purchase Costs:	+	\$ 2,410
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 243,410

After Repair Value:		\$ 260,000
ARV Per Square Foot:		\$ 199.4
Price Per Square Foot:		\$ 184.8

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		6.5% / 6%
Cash on Cash Return:		6.4%
Return on Equity:		5.8%
Return on Investment:		11.5%
Internal Rate of Return:		11.5%
Rent to Value:		0.7%
Gross Rent Multiplier:		11.81
Equity Multiple:		1.11
Break Even Ratio:		18.7%

PURCHASE COSTS

Total (1% of Price):		\$ 2,410
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FINANCING (PURCHASE)

Cash Purchase

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	10%
Vacancy Rate:	5%
Appreciation:	3% Per Year
Income Increase:	3% Per Year
Expense Increase:	3% Per Year
Selling Costs:	4.5% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 55,000

REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (10%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 1,700	\$ 20,400
Vacancy (5%):	- \$ 85	\$ 1,020
Other Income:	+ \$ 0	\$ 0
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Operating Income:	= \$ 1,615	\$ 19,380
Operating Expenses (19.7%):	- \$ 318	\$ 3,811
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Net Operating Income:	= \$ 1,297	\$ 15,569
Cash Flow:	= \$ 1,297	\$ 15,569

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 201	\$ 2,408
Insurance:	\$ 97	\$ 1,163
Capital Expenditures:	\$ 0	\$ 0
HOA Fees:	\$ 20	\$ 240
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
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Total:	\$ 318	\$ 3,811

Buy & Hold Projections

	APPRECIATION 3% Per Year		INCOME INCREASE 3% Per Year		EXPENSE INCREASES 3% Per Year		SELLING COSTS 4.5% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
RENTAL INCOME								
Gross Rent:	\$ 20,400	\$ 21,012	\$ 21,642	\$ 22,960	\$ 26,617	\$ 35,772	\$ 48,074	
Vacancy:	- \$ 1,020	- \$ 1,051	- \$ 1,082	- \$ 1,148	- \$ 1,331	- \$ 1,789	- \$ 2,404	
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Income:	= \$ 19,380	= \$ 19,961	= \$ 20,560	= \$ 21,812	= \$ 25,286	= \$ 33,983	= \$ 45,670	
Income Increase:	3%	3%	3%	3%	3%	3%	3%	
OPERATING EXPENSES								
Property Taxes:	\$ 2,408	\$ 2,480	\$ 2,555	\$ 2,710	\$ 3,142	\$ 4,222	\$ 5,675	
Insurance:	+ \$ 1,163	+ \$ 1,198	+ \$ 1,234	+ \$ 1,309	+ \$ 1,517	+ \$ 2,039	+ \$ 2,741	
Property Management:	N/A	N/A	+ \$ 1,439	+ \$ 1,527	+ \$ 1,770	+ \$ 2,379	+ \$ 3,197	
Maintenance:	N/A	+ \$ 210	+ \$ 216	+ \$ 230	+ \$ 266	+ \$ 358	+ \$ 481	
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
HOA Fees:	+ \$ 240	+ \$ 247	+ \$ 255	+ \$ 270	+ \$ 313	+ \$ 421	+ \$ 566	
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Expenses:	= \$ 3,811	= \$ 4,135	= \$ 5,699	= \$ 6,046	= \$ 7,008	= \$ 9,419	= \$ 12,660	
Expense Increase:	3%	3%	3%	3%	3%	3%	3%	
CASH FLOW								
Operating Income:	\$ 19,380	\$ 19,961	\$ 20,560	\$ 21,812	\$ 25,286	\$ 33,983	\$ 45,670	
Operating Expenses:	- \$ 3,811	- \$ 4,135	- \$ 5,699	- \$ 6,046	- \$ 7,008	- \$ 9,419	- \$ 12,660	
Expense Ratio:	19.7%	20.7%	27.7%	27.7%	27.7%	27.7%	27.7%	
Net Operating Income:	= \$ 15,569	= \$ 15,826	= \$ 14,861	= \$ 15,766	= \$ 18,278	= \$ 24,564	= \$ 33,010	
Cash Flow:	= \$ 15,569	= \$ 15,826	= \$ 14,861	= \$ 15,766	= \$ 18,278	= \$ 24,564	= \$ 33,010	
TAX BENEFITS & DEDUCTIONS								
Operating Expenses:	\$ 3,811	\$ 4,135	\$ 5,699	\$ 6,046	\$ 7,008	\$ 9,419	\$ 12,660	
Depreciation:	+ \$ 6,851	+ \$ 6,851	+ \$ 6,851	+ \$ 6,851	+ \$ 6,851	+ \$ 6,851	+ \$ 0	
Total Deductions:	= \$ 10,662	= \$ 10,986	= \$ 12,550	= \$ 12,897	= \$ 13,859	= \$ 16,270	= \$ 12,660	
EQUITY ACCUMULATION								
Property Value:	\$ 267,800	\$ 275,834	\$ 284,109	\$ 301,411	\$ 349,418	\$ 469,589	\$ 631,088	
Appreciation:	3%	3%	3%	3%	3%	3%	3%	

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Total Equity:	= \$ 267,800	= \$ 275,834	= \$ 284,109	= \$ 301,411	= \$ 349,418	= \$ 469,589	= \$ 631,088

SALE ANALYSIS

Equity:	\$ 267,800	\$ 275,834	\$ 284,109	\$ 301,411	\$ 349,418	\$ 469,589	\$ 631,088
Selling Costs (4.5%):	- \$ 12,051	- \$ 12,413	- \$ 12,785	- \$ 13,563	- \$ 15,724	- \$ 21,132	- \$ 28,399
Sale Proceeds:	= \$ 255,749	= \$ 263,421	= \$ 271,324	= \$ 287,848	= \$ 333,694	= \$ 448,457	= \$ 602,689
Cumulative Cash Flow:	+ \$ 15,569	+ \$ 31,395	+ \$ 46,256	+ \$ 77,330	+ \$ 163,549	+ \$ 379,371	+ \$ 669,413
Total Cash Invested:	- \$ 243,410	- \$ 243,410	- \$ 243,410	- \$ 243,410	- \$ 243,410	- \$ 243,410	- \$ 243,410
Total Profit:	= \$ 27,908	= \$ 51,406	= \$ 74,170	= \$ 121,768	= \$ 253,833	= \$ 584,418	= \$ 1,028,692

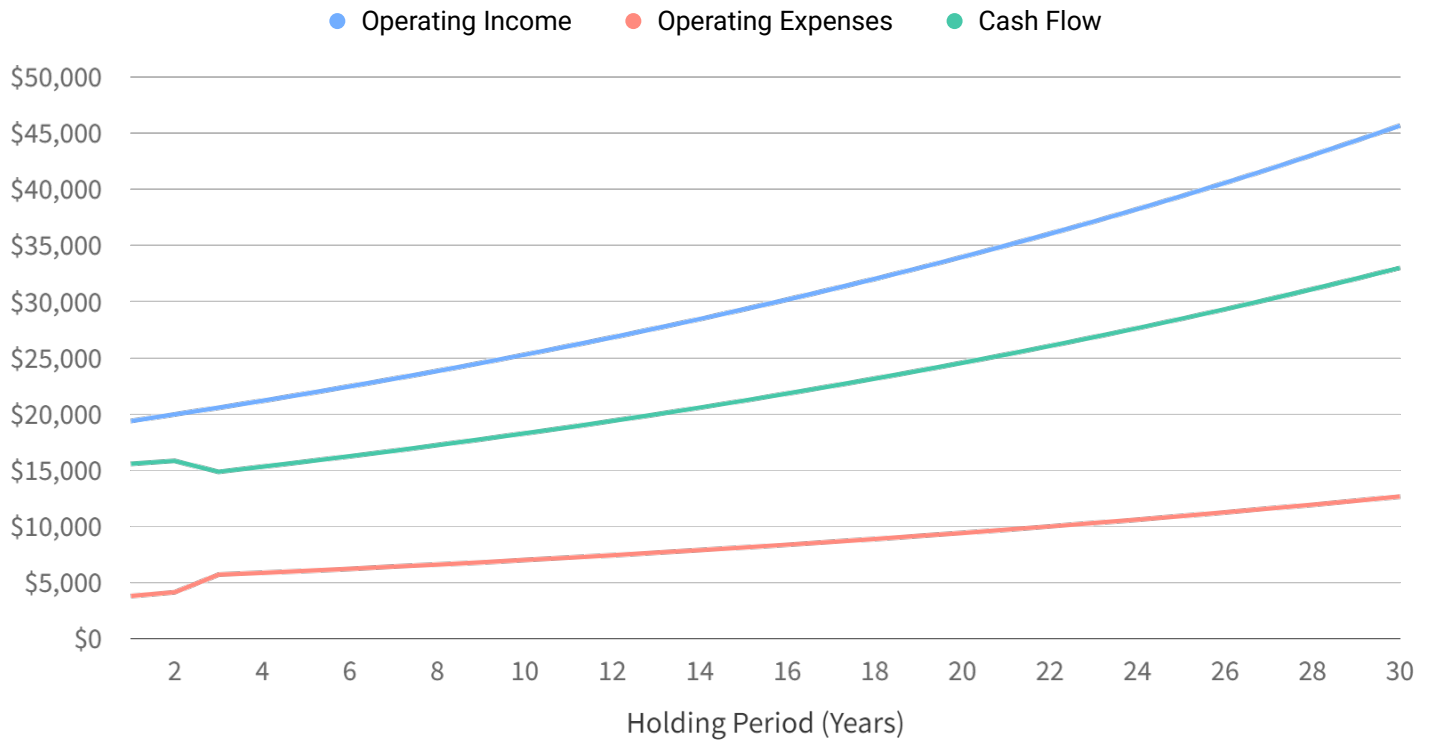
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.5%	6.6%	6.2%	6.5%	7.6%	10.2%	13.7%
Cap Rate (Market Value):	5.8%	5.7%	5.2%	5.2%	5.2%	5.2%	5.2%
Cash on Cash Return:	6.4%	6.5%	6.1%	6.5%	7.5%	10.1%	13.6%
Return on Equity:	5.8%	5.7%	5.2%	5.2%	5.2%	5.2%	5.2%
Return on Investment:	11.5%	21.1%	30.5%	50%	104.3%	240.1%	422.6%
Internal Rate of Return:	11.5%	10.4%	9.8%	9.4%	9.1%	8.9%	8.9%

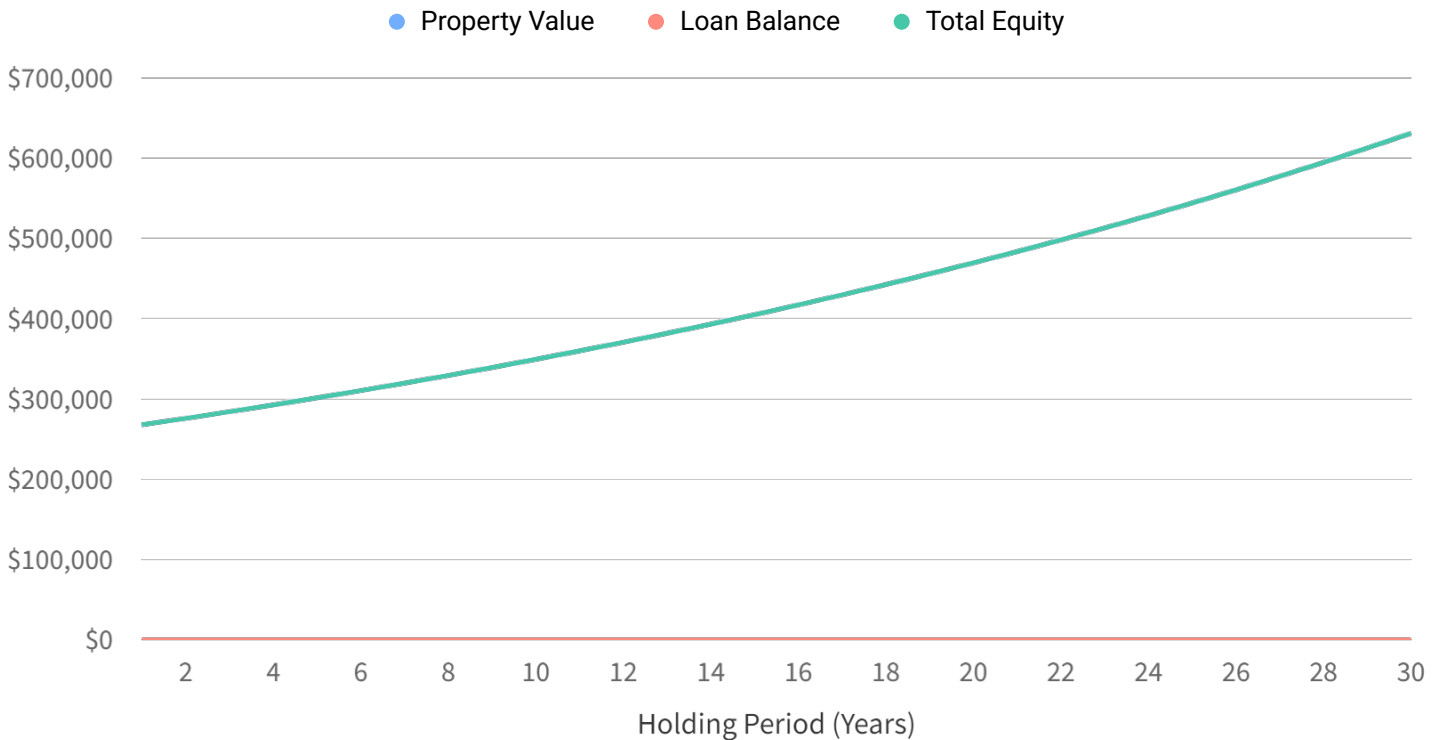
FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Gross Rent Multiplier:	13.13	13.13	13.13	13.13	13.13	13.13	13.13
Equity Multiple:	1.11	1.21	1.3	1.5	2.04	3.4	5.23
Break Even Ratio:	18.7%	19.7%	26.3%	26.3%	26.3%	26.3%	26.3%

Cash Flow Over Time



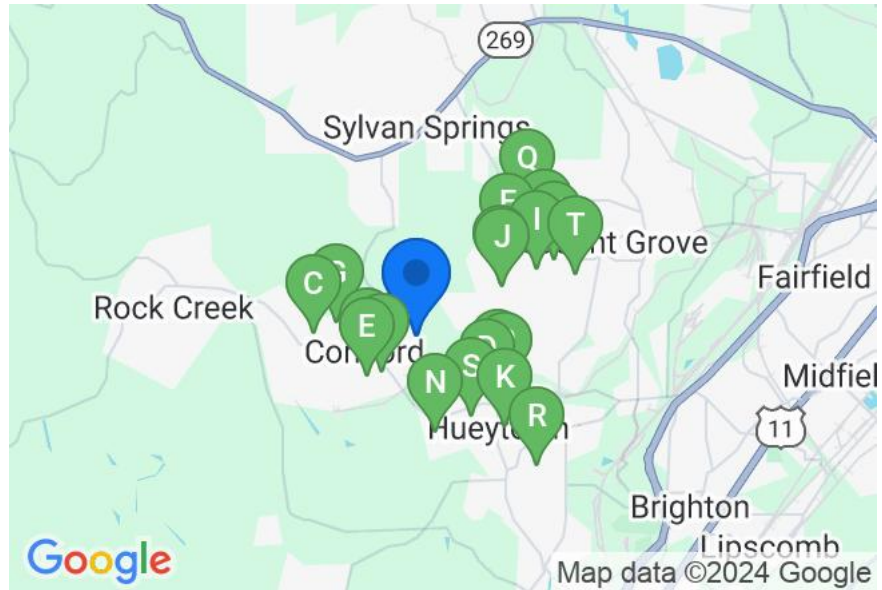
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 206,900 (\$ 150/sq.ft.)
 \$ 95,000 - \$ 289,000
 \$ 85/sq.ft. - \$ 190/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 195,400



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
819 Pinewood Ave Hueytown, AL 35023	0 mi	100%	House Built 2025	3	2	1,304	-	-
1546 Arcade Ter Bessemer, AL 35023	0.85 mi	98.2%	House Built 1996	3	2	1,323	\$ 235,000 \$ 177.63/sq.ft.	09/05/2024 81 Days Ago
2094 Cherry Ave Hueytown, AL 35023	1.44 mi	96.9%	House Built 1940	3	2	1,265	\$ 160,000 \$ 126.48/sq.ft.	08/29/2024 88 Days Ago
6051 Willow Cir Bessemer, AL 35023	1.51 mi	96.7%	House Built 1955	3	2	1,350	\$ 167,900 \$ 124.37/sq.ft.	11/25/2024 Today
119 Wheeler Dr Hueytown, AL 35023	1.4 mi	96.4%	House Built 1950	3	2	1,215	\$ 137,000 \$ 112.76/sq.ft.	11/04/2024 21 Days Ago
253 Masters Rd Bessemer, AL 35023	0.93 mi	96.4%	House Built 1967	3	2	1,510	\$ 200,000 \$ 132.45/sq.ft.	11/23/2024 2 Days Ago
810 12th Ter Pleasant Grove, AL 35127	1.85 mi	96.3%	House Built 1976	3	2	1,334	\$ 213,400 \$ 159.97/sq.ft.	11/25/2024 Today
6459 William Dr Bessemer, AL 35023	1.2 mi	96.1%	House Built 2014	3	2	1,472	\$ 249,900 \$ 169.77/sq.ft.	08/22/2024 95 Days Ago
204 Masters Rd Concord, AL 35023	0.73 mi	96.1%	House Built 2022	3	2	1,599	\$ 265,000 \$ 165.73/sq.ft.	11/25/2024 Today
1055 10th St Pleasant Grove, AL 35127	2.05 mi	96.0%	House Built 1964	3	2	1,326	\$ 210,000 \$ 158.37/sq.ft.	11/13/2024 12 Days Ago
1234 11th Way Pleasant Grove, AL 35127	1.47 mi	95.9%	House Built 2022	3	2	1,444	\$ 260,000 \$ 180.06/sq.ft.	09/10/2024 76 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
K	132 Sunset Dr Hueytown, AL 35023	1.89 mi	95.7%	House Built 1950	3	2	1,232	\$ 147,550 \$ 119.76/sq.ft.	11/25/2024 Today
L	1012 8th St Pleasant Grove, AL 35127	2.33 mi	95.4%	House Built 2022	3	2	1,280	\$ 235,000 \$ 183.59/sq.ft.	11/25/2024 Today
M	945 9th St Pleasant Grove, AL 35127	2.34 mi	95.3%	House Built 1994	3	2	1,336	\$ 249,900 \$ 187.05/sq.ft.	11/25/2024 Today
N	212 Florence St Hueytown, AL 35023	1.44 mi	95.3%	House Built 1973	3	2	1,518	\$ 229,900 \$ 151.45/sq.ft.	06/27/2024 151 Days Ago
O	1233 11th Pl Pleasant Grove, AL 35127	1.47 mi	95.3%	House Built 2024	3	2	1,521	\$ 289,000 \$ 190.01/sq.ft.	11/25/2024 Today
P	178 Johnson Dr Hueytown, AL 35023	1.54 mi	95.1%	House Built 1925	3	2	1,116	\$ 95,000 \$ 85.13/sq.ft.	10/26/2024 30 Days Ago
Q	1105 4th Way Pleasant Grove, AL 35127	2.52 mi	95.0%	House Built 1979	3	2	1,281	\$ 199,900 \$ 156.05/sq.ft.	08/26/2024 91 Days Ago
R	34 Merrimont Rd Hueytown, AL 35023	2.63 mi	94.4%	House Built 1965	3	2	1,240	\$ 169,000 \$ 136.29/sq.ft.	11/25/2024 Today
S	156 Midway Dr Hueytown, AL 35023	1.43 mi	94.4%	House Built 1972	3	2	1,648	\$ 224,900 \$ 136.47/sq.ft.	11/25/2024 Today
T	733 10th Way Pleasant Grove, AL 35127	2.53 mi	94.4%	House Built 1979	3	2	1,386	\$ 199,000 \$ 143.58/sq.ft.	06/10/2024 168 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

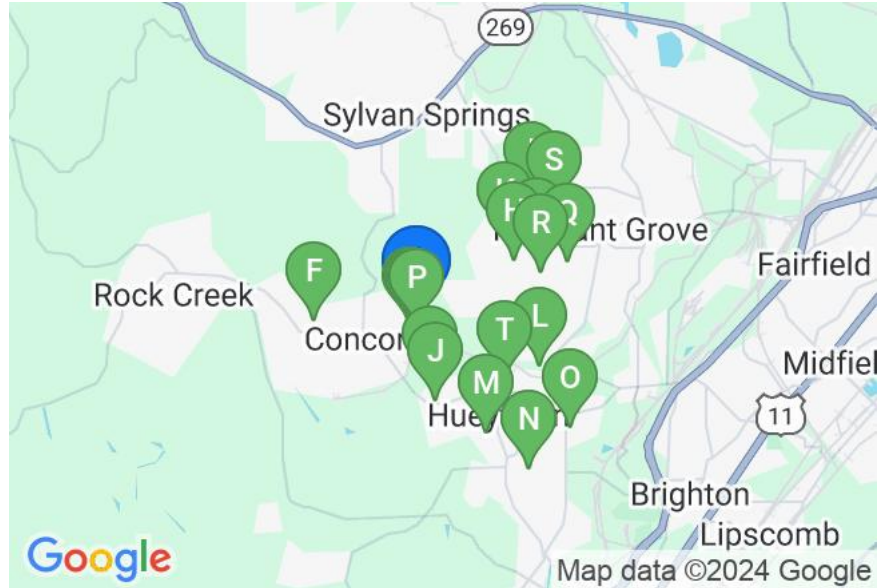
\$ 1,500 (\$ 1.09/sq.ft.)

\$ 1,175 - \$ 1,775

\$ 0.82/sq.ft. - \$ 1.27/sq.ft.

Estimated Property Rent Based on
Average Rent/Sq.Ft.

\$ 1,430



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
P 819 Pinewood Ave Hueytown, AL 35023	0 mi	100%	House Built 2025	3	2	1,304	-	-
A 123 Pinecrest Rd Bessemer, AL 35023	0.93 mi	98.4%	House	3	2	1,300	\$ 1,350 \$ 1.04/sq.ft.	03/30/2024 240 Days Ago
B 5804 Mcgee Way Hueytown, AL 35023	0.05 mi	98.3%	House	3	2	1,400	\$ 1,775 \$ 1.27/sq.ft.	11/25/2024 Today
C 5808 Mcgee Way Hueytown, AL 35023	0.06 mi	98.3%	House	3	2	1,400	\$ 1,775 \$ 1.27/sq.ft.	11/25/2024 Today
D 5812 Mcgee Way Hueytown, AL 35023	0.08 mi	98.2%	House	3	2	1,400	\$ 1,775 \$ 1.27/sq.ft.	11/25/2024 Today
E 5816 Mcgee Way Hueytown, AL 35023	0.09 mi	98.2%	House	3	2	1,400	\$ 1,775 \$ 1.27/sq.ft.	11/25/2024 Today
F 6051 Willow Cir Bessemer, AL 35023	1.51 mi	96.6%	House Built 1955	3	2	1,365	\$ 1,350 \$ 0.99/sq.ft.	11/25/2024 Today
G 1055 10th St Pleasant Grove, AL 35127	2.05 mi	96.5%	House	3	2	1,326	\$ 1,595 \$ 1.20/sq.ft.	11/25/2024 Today
H 1205 10th Way Pleasant Grove, AL 35127	1.73 mi	96.4%	House	3	2	1,361	\$ 1,675 \$ 1.23/sq.ft.	09/30/2024 56 Days Ago
I 501 11th Ave Pleasant Grove, AL 35127	2.51 mi	96.0%	House Built 1982	3	2	1,312	\$ 1,370 \$ 1.04/sq.ft.	10/03/2024 53 Days Ago
J 109 Mckee St Bessemer, AL 35023	1.17 mi	95.6%	House	3	2	1,463	\$ 1,200 \$ 0.82/sq.ft.	08/08/2024 109 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
K	813 13th Ave Pleasant Grove, AL 35127	1.82 mi	95.3%	House Built 1979	3	2	1,414	\$ 1,540 \$ 1.09/sq.ft.	03/24/2024 246 Days Ago
L	427 Patterson Ave Hueytown, AL 35023	1.94 mi	95.3%	House	3	2	1,208	\$ 1,225 \$ 1.01/sq.ft.	11/25/2024 Today
M	115 Foust Ave Bessemer, AL 35023	1.93 mi	95.2%	House	3	2	1,204	\$ 1,245 \$ 1.03/sq.ft.	11/25/2024 Today
N	600 Sunrise Blvd Bessemer, AL 35023	2.72 mi	95.2%	House	3	2	1,266	\$ 1,175 \$ 0.93/sq.ft.	11/07/2024 18 Days Ago
O	94 Crystal Ave Hueytown, AL 35023	2.76 mi	95.1%	House	3	2	1,269	\$ 1,495 \$ 1.18/sq.ft.	10/12/2024 44 Days Ago
P	5800 Mcgee Way Hueytown, AL 35023	0.05 mi	94.6%	House	3	2	1,680	\$ 1,775 \$ 1.06/sq.ft.	11/23/2024 2 Days Ago
Q	811 10th Way Pleasant Grove, AL 35127	2.42 mi	94.4%	House	3	2	1,200	\$ 1,350 \$ 1.13/sq.ft.	10/09/2024 47 Days Ago
R	1133 10th Ct Pleasant Grove, AL 35127	2.01 mi	94.4%	House	3	2	1,462	\$ 1,585 \$ 1.08/sq.ft.	11/25/2024 Today
S	533 9th Ter Pleasant Grove, AL 35127	2.66 mi	94.2%	House	3	2	1,410	\$ 1,445 \$ 1.02/sq.ft.	11/23/2024 2 Days Ago
T	111 E Crest Rd Bessemer, AL 35023	1.55 mi	94.0%	House	3	2	1,533	\$ 1,425 \$ 0.93/sq.ft.	06/26/2024 152 Days Ago

Property Photos



Additional Information

All information to be verified by independent study and cannot be guaranteed. Although best efforts are made to be accurate in the assessment of future rents, interest rates, vacancy, expenses, and other details noted in this proforma, all is to be independently verified by the investor. It is also essential to understand the square footage noted cannot be guaranteed but in the event of purchase, floorplans will become a part of the contract and discussed with your agent.

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