BiggerPockets®

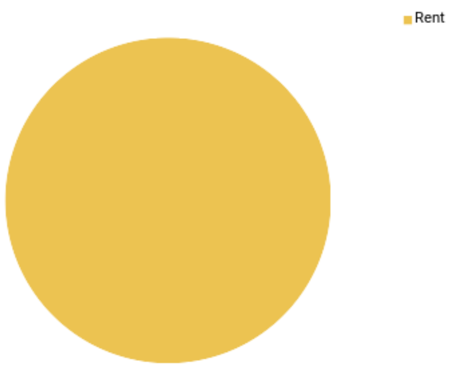
5934 Crittenden Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,800.00	$2,950.80	-$150.80	5.26%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$22,367.04	$108,250.00	-1.67%	5.26%

Property Information

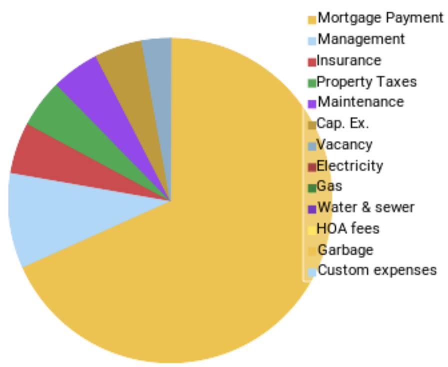
Purchase Price:	$425,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$427,000.00**
After Repair Value	
Down Payment:	$106,250.00
Loan Amount:	$318,750.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$2,014.72**

Income



Rent	$2,800.00
Total	**$2,800.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$84.00	Maintenance	$140.00
Cap. Ex.	$140.00	Management	$280.00
Insurance	$150.00	Property Taxes	$142.08
Mortgage Payment	$2,014.72		
Total	**$2,950.80**		

Financial Projections

Total Initial Equity:	-$318,750.00		
Gross Rent Multiplier:	12.65		
Income-Expense Ratio (2% Rule):	0.66%		
Typical Cap Rate:	5.26%	Debt Coverage Ratio:	0.93
ARV based on Cap Rate:	$425,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$2,800.00
x50% for Expenses:	$1,400.00
Monthly Payment/Interest Payment:	$2,014.72
Total Monthly Cash Flow using 50% Rule:	**-$614.72**

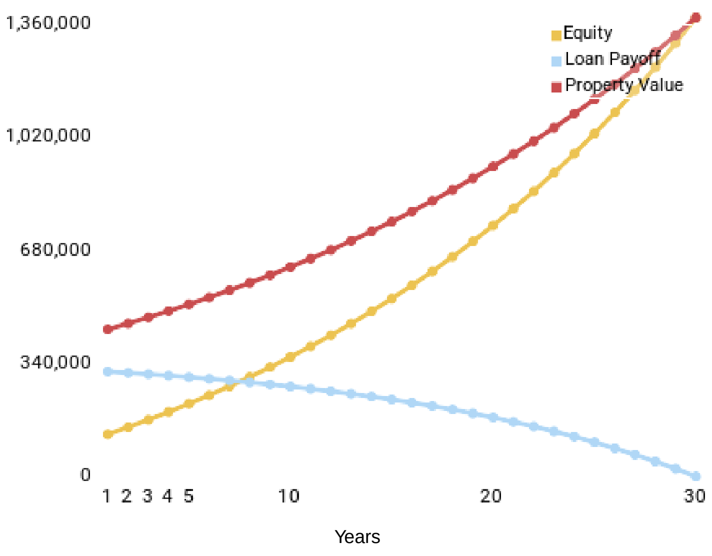
Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$34,608	$35,646	$38,952	$45,156	$52,348	$60,685	$81,556
Total Annual Expenses	$35,634	$35,863	$36,579	$37,870	$39,295	$40,868	$44,524
Total Annual Cashflow	-$1,026	-$217	$2,373	$7,286	$13,053	$19,817	$37,032
Cash on Cash ROI	-0.95%	-0.20%	2.19%	6.73%	12.06%	18.31%	34.21%
Property Value	$442,000	$459,680	$517,077	$629,104	$765,401	$931,227	$1,378,444
Equity	$126,813	$148,294	$218,692	$358,880	$534,119	$753,794	$1,378,444
Loan Balance	$315,187	$311,386	$298,385	$270,224	$231,282	$177,433	$0
Total Profit if Sold	-$13,403	$6,623	$77,477	$236,111	$455,171	$748,366	$1,630,081
Compound Annual Growth Rate	-12%	3%	11%	12%	12%	11%	10%

Income, Expenses and Cash Flow (in $)

Loan Balance, Value and Equity (in $)



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