BiggerPockets®

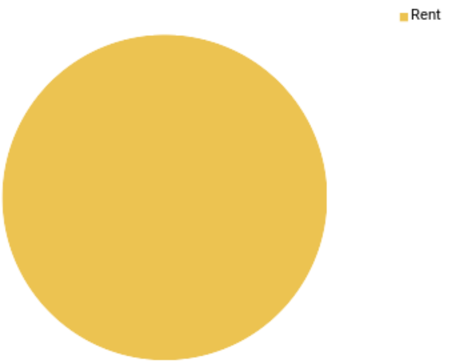
Foxcroft Townes, Greenville, SC

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,563.00	$1,599.38	-$36.38	3.83%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$7,573.20	$39,580.00	-1.10%	3.83%

Property Information

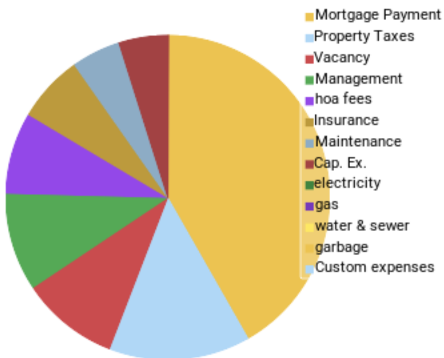
Purchase Price:	$197,900.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$197,900.00**
After Repair Value	
Down Payment:	$39,580.00
Loan Amount:	$158,320.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	**$667.48**

Income



Rent	$1,563.00
Total	**$1,563.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$130.00
garbage	$0.00	Custom expenses	
Vacancy	$156.30	Maintenance	$78.15
Cap. Ex.	$78.15	Management	$156.30
Insurance	$107.00	Property Taxes	$226.00
Mortgage Payment	$667.48		
Total	**$1,599.38**		

Financial Projections

Total Initial Equity:	-$158,320.00		
Gross Rent Multiplier:	10.55		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	3.83%	Debt Coverage Ratio:	0.95
ARV based on Cap Rate:	$197,900.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,563.00
x50% for Expenses:	$781.50
Monthly Payment/Interest Payment:	$667.48
Total Monthly Cash Flow using 50% Rule:	**$114.02**

Analysis Over Time

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

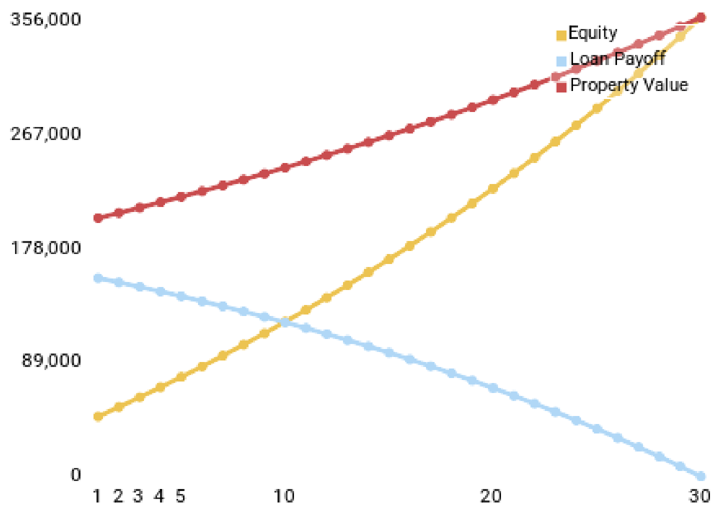
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$19,131	$19,514	$20,708	$22,863	$25,243	$27,870	$33,974
Total Annual Expenses	$19,416	$19,644	$20,357	$21,642	$23,060	$24,627	$28,266
Total Annual Cashflow	-$285	-$131	$352	$1,222	$2,183	$3,244	$5,708
Cash on Cash ROI	-0.72%	-0.33%	0.89%	3.09%	5.51%	8.19%	14.42%
Property Value	$201,858	$205,895	$218,498	$241,239	$266,347	$294,069	$358,468
Equity	$46,843	$54,287	$77,741	$120,884	$169,692	$224,943	$358,468
Loan Balance	$155,015	$151,609	$140,757	$120,355	$96,655	$69,126	$0
Total Profit if Sold	$6,978	$14,291	$38,311	$85,789	$143,551	$212,856	$391,969
Compound Annual Growth Rate	18%	17%	14%	12%	11%	10%	8%

Income, Expenses and Cash Flow (in $)

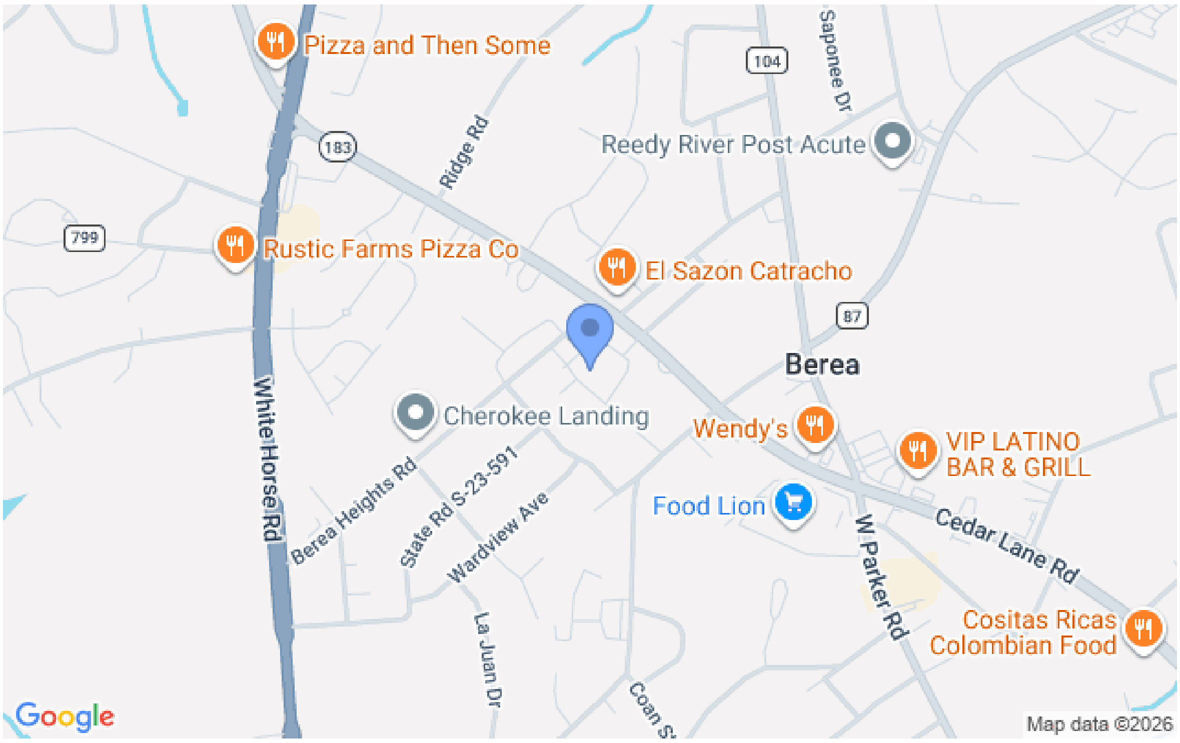
No Data

Years

Loan Balance, Value and Equity (in $)



Years


Pizza and Then Some
104
Saponee Dr
183
Ridge Rd
Reedy River Post Acute
799
Rustic Farms Pizza Co
El Sazon Catracho
87
Berea
White Horse Rd
Cherokee Landing
Wendy's
VIP LATINO
BAR & GRILL
Berea Heights Rd
State Rd S-23-591
Wardview Ave
Food Lion
W Parker Rd
Cedar Lane Rd
La Juan Dr
Cositas Ricas
Colombian Food
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