10100 Jacksboro Hwy TRAILER 26, Fort Worth, TX 76135

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,650.00	$1,563.80	$86.20	7.59%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$6,024.00	$26,226.00	3.94%	7.59%

Property Information

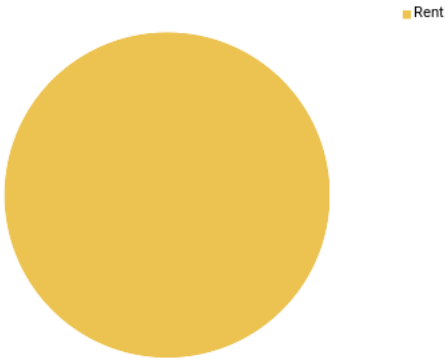
Purchase Price:	$79,400.00
Purchase Closing Costs:	$10,346.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$89,746.00**
After Repair Value	

Property Description
mobile home



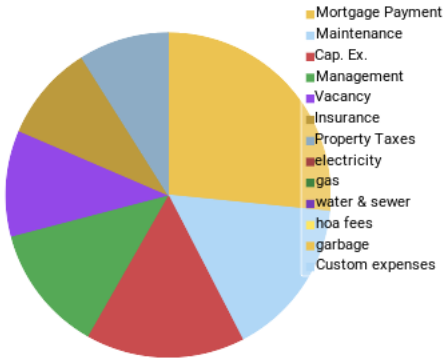
Down Payment:	$15,880.00
Loan Amount:	$63,520.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.840%
Monthly P&I:	**$415.80**

Income



Rent	$1,650.00
Total	**$1,650.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$165.00	Maintenance	$247.50
Cap. Ex.	$247.50	Management	$198.00
Insurance	$150.00	Property Taxes	$140.00
Mortgage Payment	$415.80		
Total	**$1,563.80**		

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Financial Projections

Total Initial Equity:	-$63,520.00		
Gross Rent Multiplier:	4.01		
Income-Expense Ratio (2% Rule):	1.84%		
Typical Cap Rate:	7.59%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	$79,400.00		

50% Rule Cash Flow Estimates

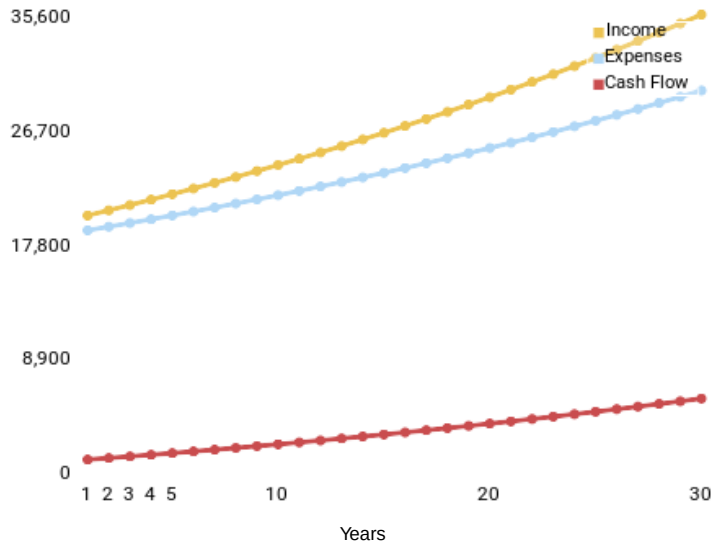
Total Monthly Income:	$1,650.00
x50% for Expenses:	$825.00
Monthly Payment/Interest Payment:	$415.80
Total Monthly Cash Flow using 50% Rule:	**$409.20**

Analysis Over Time

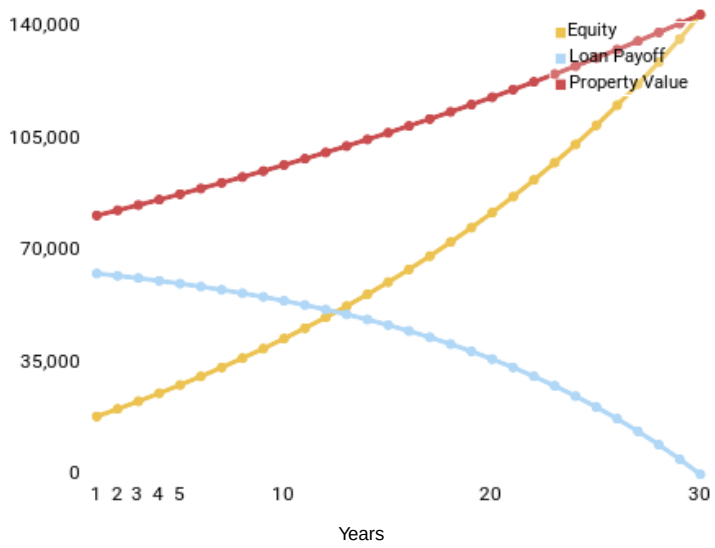
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$20,196	$20,600	$21,861	$24,136	$26,648	$29,422	$35,865
Total Annual Expenses	$19,041	$19,322	$20,199	$21,782	$23,530	$25,460	$29,943
Total Annual Cashflow	$1,155	$1,278	$1,661	$2,354	$3,118	$3,962	$5,922
Cash on Cash ROI	4.40%	4.87%	6.34%	8.97%	11.89%	15.11%	22.58%
Property Value	$80,988	$82,608	$87,664	$96,788	$106,862	$117,984	$143,822
Equity	$18,133	$20,466	$27,975	$42,487	$60,138	$81,918	$143,822
Loan Balance	$62,855	$62,142	$59,689	$54,301	$46,724	$36,067	$0
Total Profit if Sold	-$13,012	-$9,523	$2,203	$26,387	$57,313	$96,346	$206,392
Compound Annual Growth Rate	-50%	-20%	2%	7%	8%	8%	8%

Income, Expenses and Cash Flow (in $)

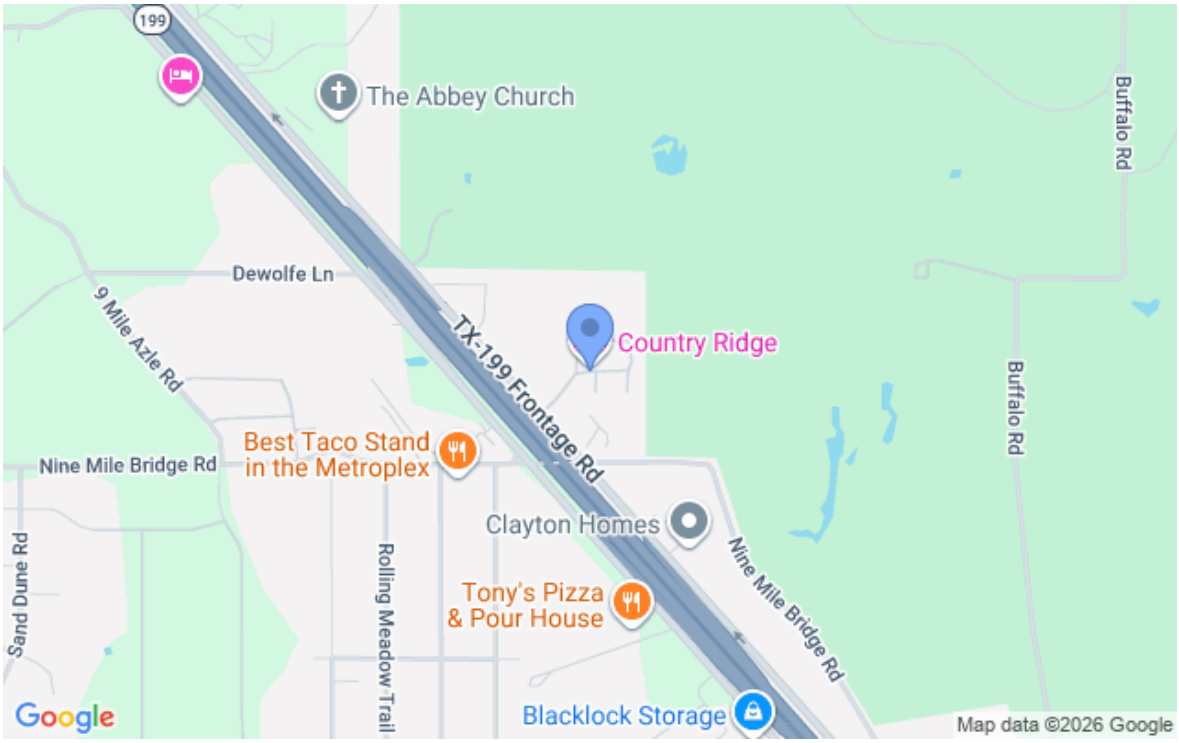


Loan Balance, Value and Equity (in $)



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House Size (sq. ft)	1180.0
Year Built	2017



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