BiggerPockets

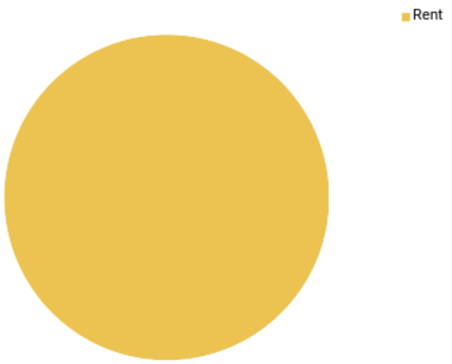
Marion County

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,645.00	$1,592.18	$52.82	5.41%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$13,254.70	$60,980.00	1.04%	5.41%

Property Information

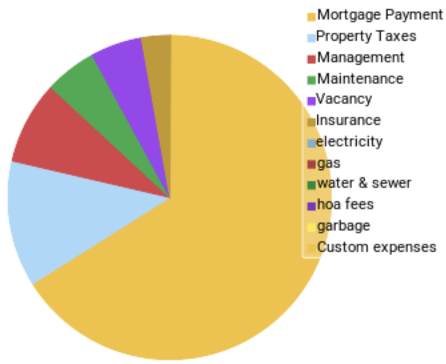
Purchase Price:	$244,900.00
Purchase Closing Costs:	$12,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$256,900.00**
After Repair Value	
Down Payment:	$48,980.00
Loan Amount:	$195,920.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	**$1,051.74**

Income



Rent	$1,645.00
Total	**$1,645.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$81.59	Maintenance	$82.25
Management	$131.60	Insurance	$45.00
Property Taxes	$200.00	Mortgage Payment	$1,051.74
Total	**$1,592.18**		

Financial Projections

Total Initial Equity:	-$195,920.00		
Gross Rent Multiplier:	12.41		
Income-Expense Ratio (2% Rule):	0.64%		
Typical Cap Rate:	5.41%	Debt Coverage Ratio:	1.05
ARV based on Cap Rate:	$244,900.00		

50% Rule Cash Flow Estimates

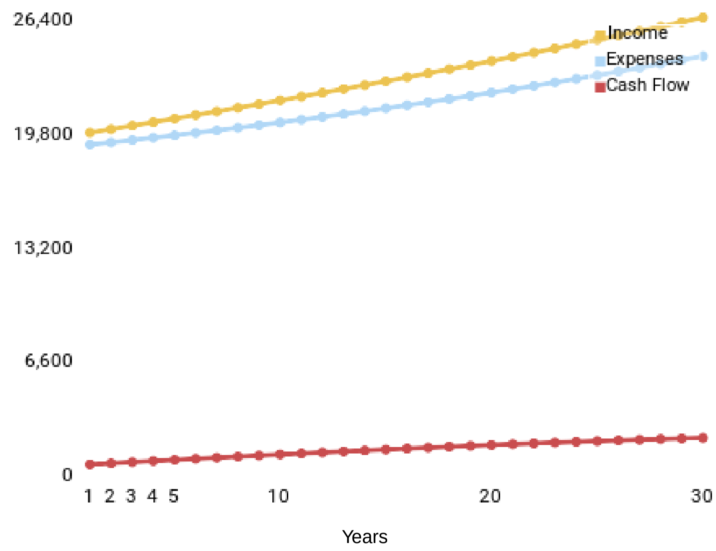
Total Monthly Income:	$1,645.00
x50% for Expenses:	$822.50
Monthly Payment/Interest Payment:	$1,051.74
Total Monthly Cash Flow using 50% Rule:	**-$229.24**

Analysis Over Time

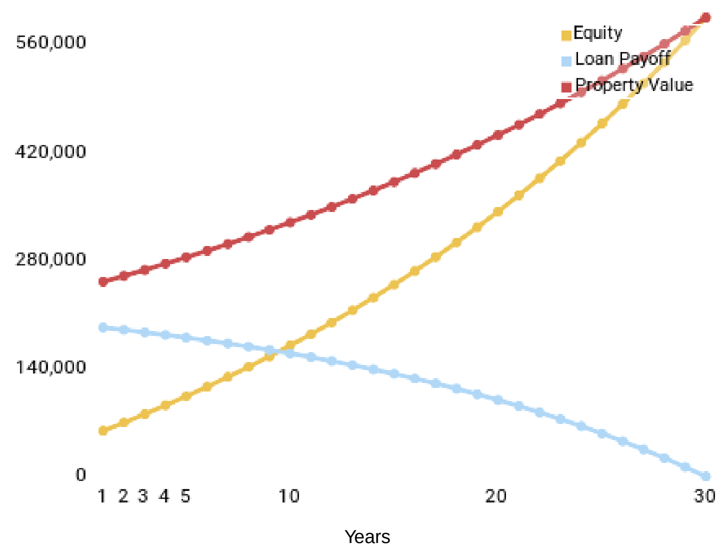
Annual Growth Assumptions	2% Expenses	1% Income	3% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$19,937	$20,137	$20,747	$21,805	$22,918	$24,087	$26,607
Total Annual Expenses	$19,236	$19,368	$19,781	$20,526	$21,349	$22,258	$24,368
Total Annual Cashflow	$701	$769	$966	$1,279	$1,568	$1,829	$2,238
Cash on Cash ROI	1.15%	1.26%	1.58%	2.10%	2.57%	3.00%	3.67%
Property Value	$252,247	$259,814	$283,906	$329,125	$381,546	$442,317	$594,437
Equity	$59,218	$69,823	$103,995	$169,760	$248,548	$343,157	$594,437
Loan Balance	$193,029	$189,991	$179,911	$159,365	$132,998	$99,160	$0
Total Profit if Sold	-$1,061	$10,313	$47,187	$118,728	$204,789	$308,034	$579,992
Compound Annual Growth Rate	-2%	8%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	1617.0
Year Built	2021