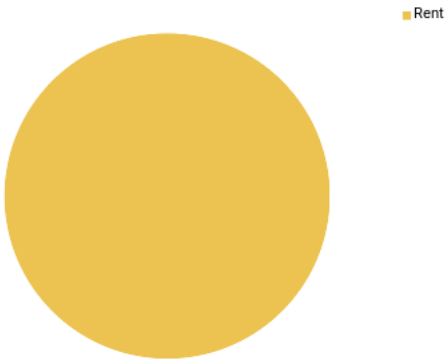
2018 W Rundberg Ln

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,450.00	$1,576.77	-$126.77	5.27%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$8,700.00	$35,640.00	-4.27%	5.27%

Property Information

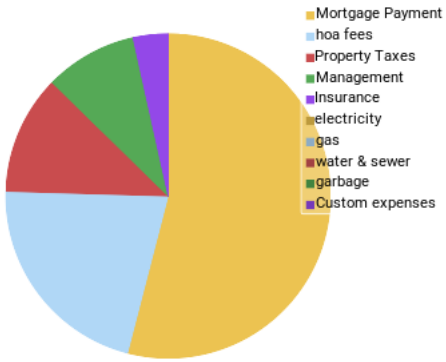
Purchase Price:	$165,000.00
Purchase Closing Costs:	$2,640.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$167,640.00**
After Repair Value	
Down Payment:	$33,000.00
Loan Amount:	$132,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.700%
Monthly P&I:	**$851.77**

Income



Rent	$1,450.00
Total	**$1,450.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$338.00
garbage	$0.00	Custom expenses	
Management	$145.00	Insurance	$55.00
Property Taxes	$187.00	Mortgage Payment	$851.77
Total	**$1,576.77**		

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Financial Projections

Total Initial Equity:	-$132,000.00		
Gross Rent Multiplier:	9.48		
Income-Expense Ratio (2% Rule):	0.86%		
Typical Cap Rate:	5.27%	Debt Coverage Ratio:	0.85
ARV based on Cap Rate:	$165,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,450.00
x50% for Expenses:	$725.00
Monthly Payment/Interest Payment:	$851.77
Total Monthly Cash Flow using 50% Rule:	**-$126.77**

Analysis Over Time

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

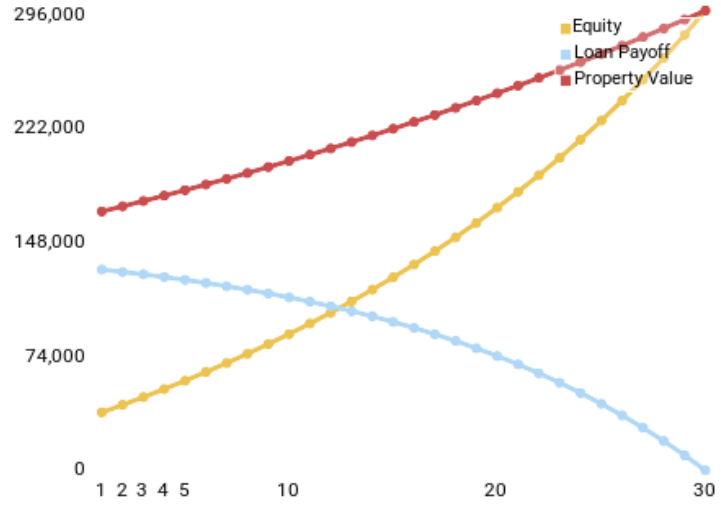
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$17,748	$18,103	$19,211	$21,211	$23,418	$25,855	$31,518
Total Annual Expenses	$19,095	$19,273	$19,827	$20,826	$21,930	$23,149	$25,980
Total Annual Cashflow	-$1,347	-$1,170	-$616	$384	$1,488	$2,707	$5,538
Cash on Cash ROI	-3.78%	-3.28%	-1.73%	1.08%	4.17%	7.59%	15.54%
Property Value	$168,300	$171,666	$182,173	$201,134	$222,068	$245,181	$298,875
Equity	$37,720	$42,605	$58,326	$88,674	$125,511	$170,835	$298,875
Loan Balance	$130,580	$129,061	$123,847	$112,460	$96,557	$74,346	$0
Total Profit if Sold	-$11,889	-$8,427	$4,098	$32,905	$73,360	$127,998	$294,184
Compound Annual Growth Rate	-33%	-13%	2%	7%	8%	8%	8%

Income, Expenses and Cash Flow (in $)



Years

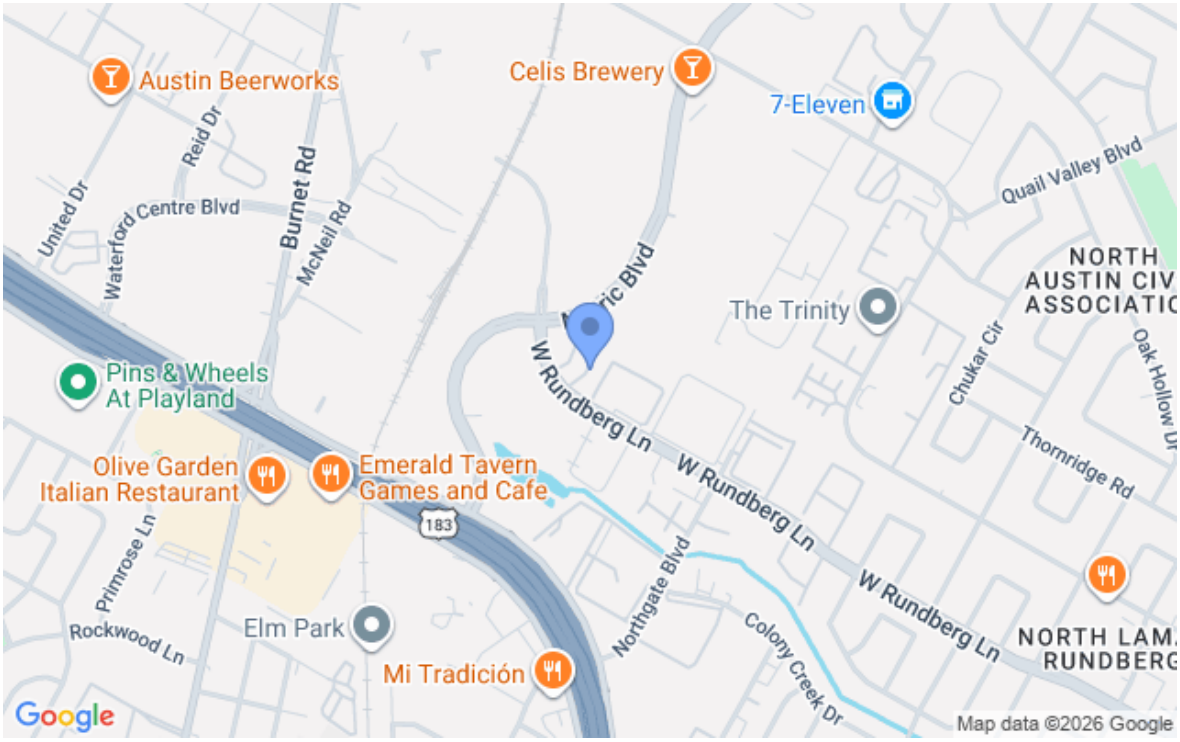
Loan Balance, Value and Equity (in $)



Years

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House Size (sq. ft)	906.0
Year Built	1984



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