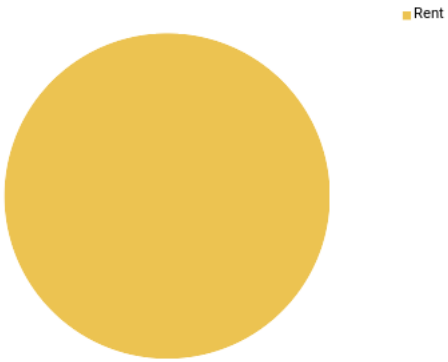
# 2018 W Rundberg Ln

| 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

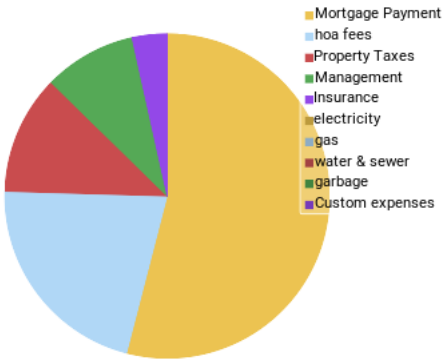
| | |
|---|---|
| Purchase Price: | $165,000.00 |
| Purchase Closing Costs: | $2,640.00 |
| Estimated Repair Costs: | $0.00 |
| **Total Cost of Project:** | **$167,640.00** |
| After Repair Value | |
| | |
| Down Payment: | $33,000.00 |
| Loan Amount: | $132,000.00 |
| Loan Points: | - |
| Loan Fees: | $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 |
|---|---|---|---|

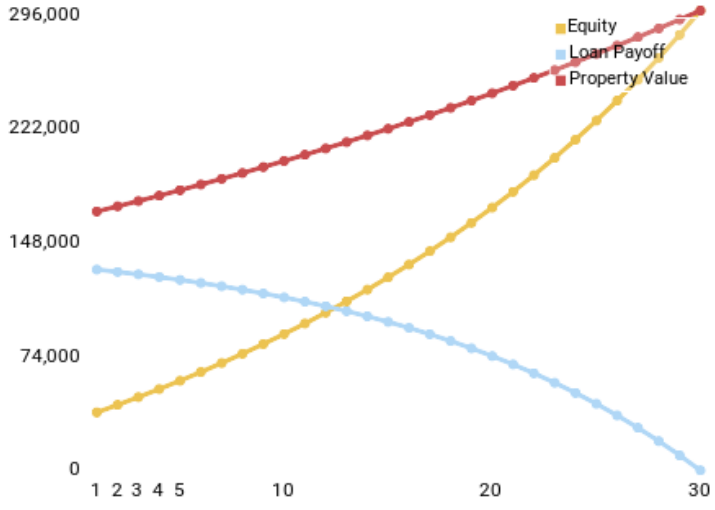
| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Total Annual Income | $17,748 | $18,103 | $19,211 | $21,211 | $23,418 | $25,855 | $31,518 |
| Total Annual Expenses | $19,095 | $19,273 | $19,827 | $20,826 | $21,930 | $23,149 | $25,980 |
| Total 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

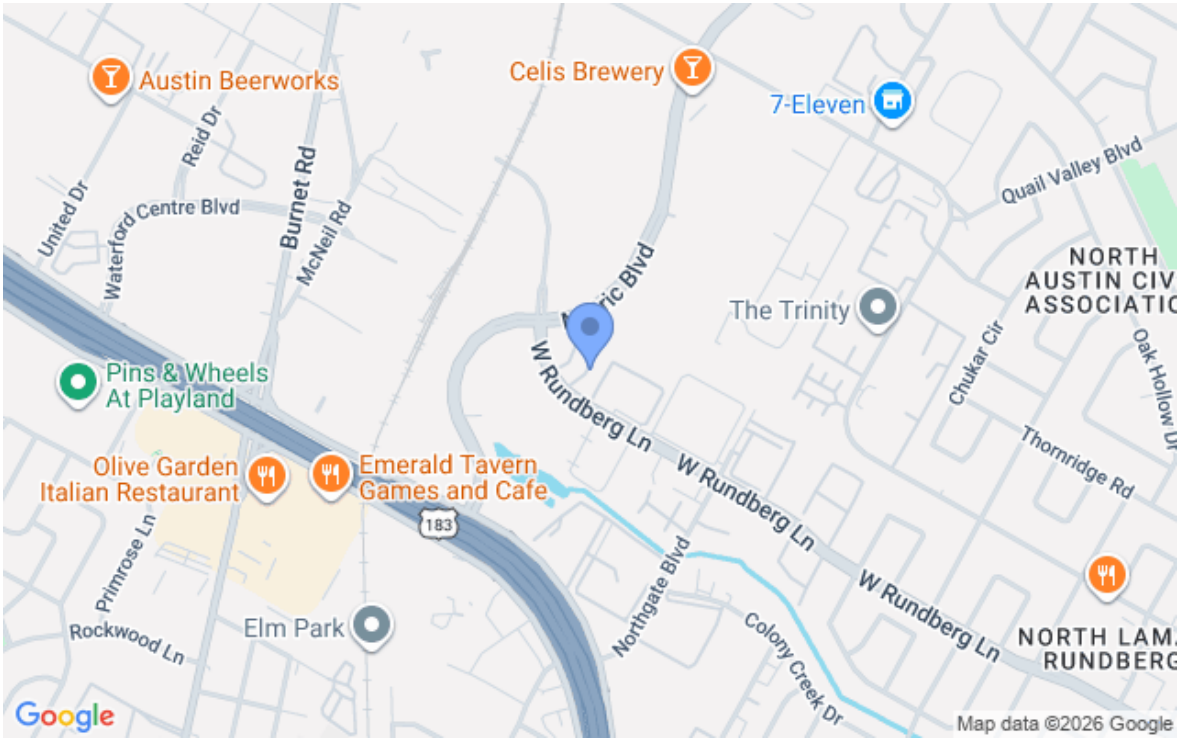
### Loan Balance, Value and Equity (in $)




Years

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| | |
|---|---|
| **House Size (sq. ft)** | 906.0 |
| **Year Built** | 1984 |




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