BiggerPockets

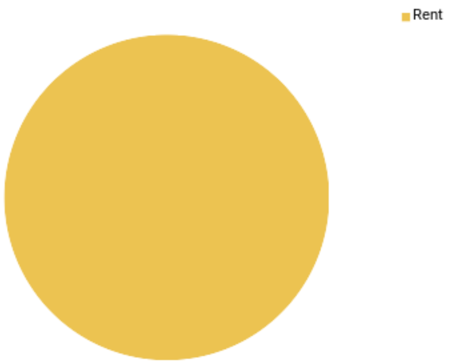
1566 N 10th St,

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,250.00	$1,933.18	$316.82	11.49%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$6,318.00	$19,480.00	19.52%	11.51%

Property Information

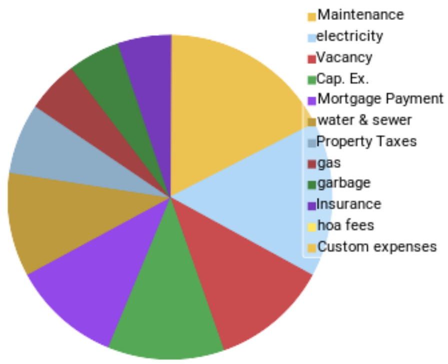
Purchase Price:	$54,900.00
Purchase Closing Costs:	$3,500.00
Estimated Repair Costs:	$5,000.00
Total Cost of Project:	**$63,400.00**
After Repair Value	$55,000.00
Down Payment:	$10,980.00
Loan Amount:	$43,920.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$209.68**

Income



Rent	$2,250.00
Total	**$2,250.00**

Expenses



electricity	$300.00	gas	$100.00
water & sewer	$200.00	hoa fees	$0.00
garbage	$100.00	Custom expenses	$0.00
Vacancy	$225.00	Maintenance	$337.50
Cap. Ex.	$225.00	Insurance	$100.00
Property Taxes	$136.00	Mortgage Payment	$209.68
Total	**$1,933.18**		

Financial Projections

Total Initial Equity:	$11,080.00		
Gross Rent Multiplier:	2.03		
Income-Expense Ratio (2% Rule):	3.55%		
Typical Cap Rate:	11.51%	Debt Coverage Ratio:	2.51
ARV based on Cap Rate:	$54,900.00		

50% Rule Cash Flow Estimates

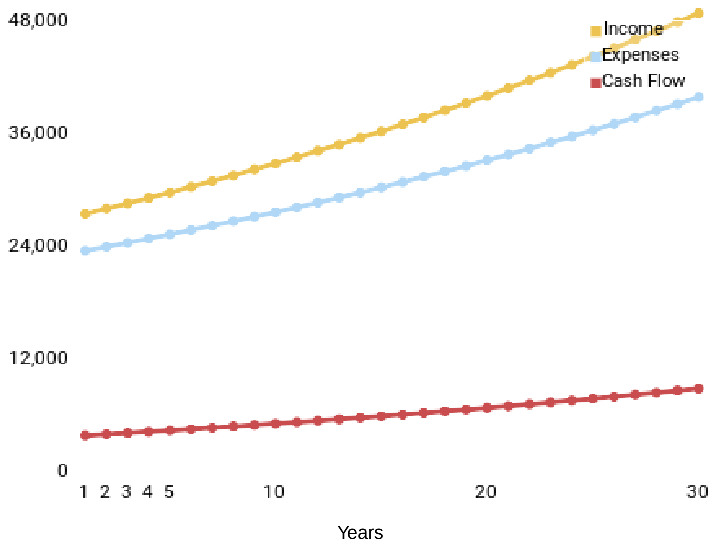
Total Monthly Income:	$2,250.00
x50% for Expenses:	$1,125.00
Monthly Payment/Interest Payment:	$209.68
Total Monthly Cash Flow using 50% Rule:	**$915.32**

Analysis Over Time

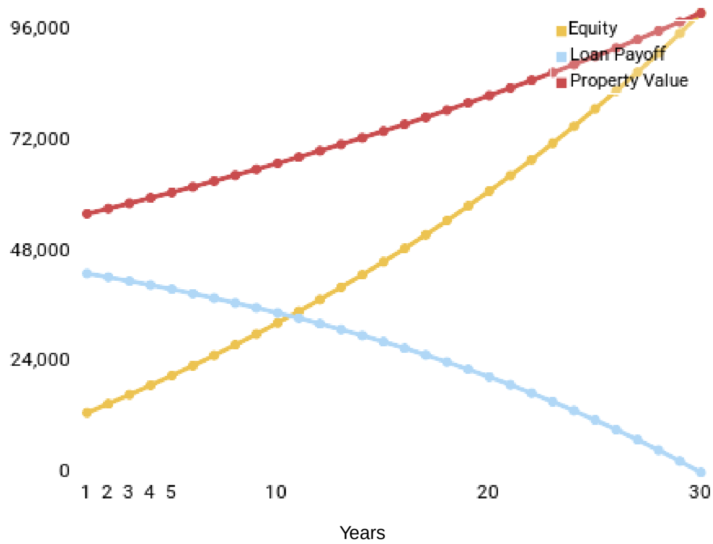
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

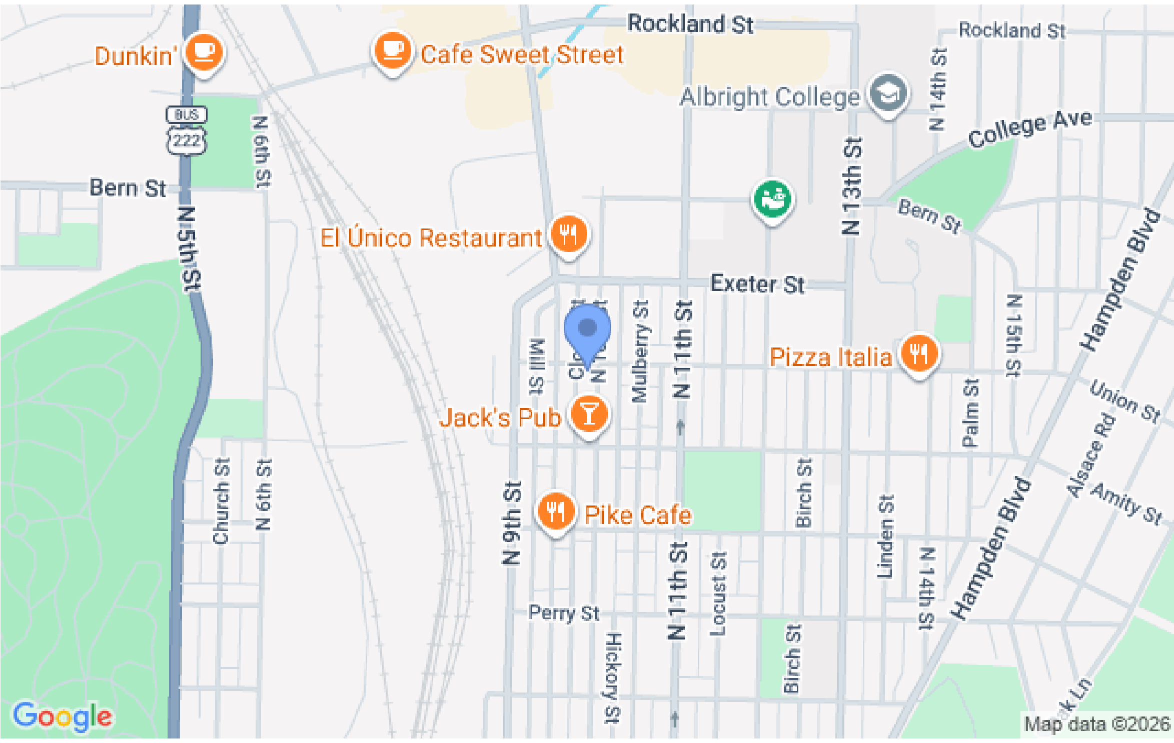
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$27,540	$28,091	$29,810	$32,913	$36,338	$40,121	$48,907
Total Annual Expenses	$23,612	$24,034	$25,351	$27,727	$30,351	$33,249	$39,979
Total Annual Cashflow	$3,928	$4,057	$4,459	$5,185	$5,987	$6,872	$8,928
Cash on Cash ROI	20.17%	20.83%	22.89%	26.62%	30.73%	35.28%	45.83%
Property Value	$56,100	$57,222	$60,724	$67,045	$74,023	$81,727	$99,625
Equity	$12,953	$14,880	$21,000	$32,443	$45,676	$61,017	$99,625
Loan Balance	$43,147	$42,342	$39,725	$34,602	$28,347	$20,710	$0
Total Profit if Sold	-$2,598	$3,386	$22,476	$58,365	$99,898	$147,795	$266,095
Compound Annual Growth Rate	-13%	8%	17%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





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