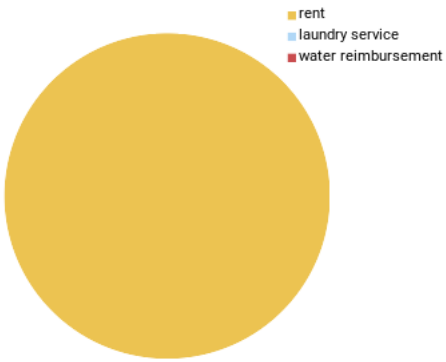
# 2504 Collier St

| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
|---|---|---|---|
| $2,464.00 | $1,962.35 | $501.65 | 9.23% |
| **NOI** | **Total Cash Needed** | **Cash on Cash ROI** | **Purchase Cap Rate** |
| $17,534.28 | $52,475.00 | 11.47% | 9.23% |

## Property Information

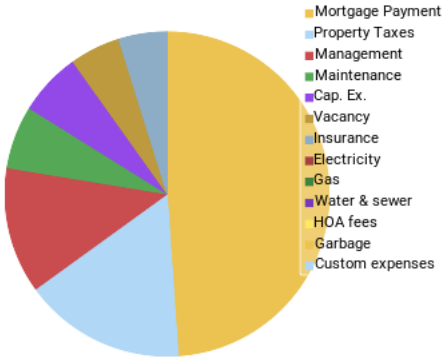
| | |
|---|---|
| Purchase Price: | $189,900.00 |
| Purchase Closing Costs: | $5,000.00 |
| Estimated Repair Costs: | $0.00 |
| **Total Cost of Project:** | **$194,900.00** |
| After Repair Value | |
| | |
| Down Payment: | $47,475.00 |
| Loan Amount: | $142,425.00 |
| Loan Points: | 0.0 |
| Loan Fees: | $0.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 7.125% |
| **Monthly P&I:** | **$959.54** |

## Income




| | | | |
|---|---|---|---|
| rent | $2,464.00 | laundry service | $0.00 |
| water reimbursement | $0.00 | | |
| **Total** | **$2,464.00** | | |

## Expenses




| | | | |
|---|---|---|---|
| Electricity | $0.00 | Gas | $0.00 |
| Water & sewer | $0.00 | HOA fees | $0.00 |
| Garbage | $0.00 | Custom expenses | $0.00 |
| Vacancy | $98.56 | Maintenance | $123.20 |
| Cap. Ex. | $123.20 | Management | $246.40 |
| Insurance | $94.95 | Property Taxes | $316.50 |
| Mortgage Payment | $959.54 | | |
| **Total** | **$1,962.35** | | |

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## Financial Projections

| | | | |
|---|---|---|---|
| Total Initial Equity: | -$142,425.00 | | |
| Gross Rent Multiplier: | 6.42 | | |
| Income-Expense Ratio (2% Rule): | 1.26% | | |
| Typical Cap Rate: | 9.23% | Debt Coverage Ratio: | 1.52 |
| ARV based on Cap Rate: | $189,900.00 | | |

## 50% Rule Cash Flow Estimates

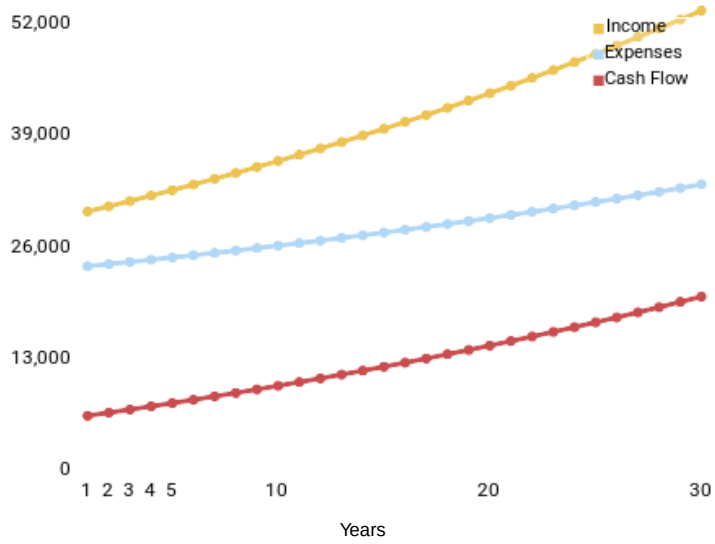
| | |
|---|---|
| Total Monthly Income: | $2,464.00 |
| x50% for Expenses: | $1,232.00 |
| Monthly Payment/Interest Payment: | $959.54 |
| **Total Monthly Cash Flow using 50% Rule:** | **$272.46** |

## Analysis Over Time

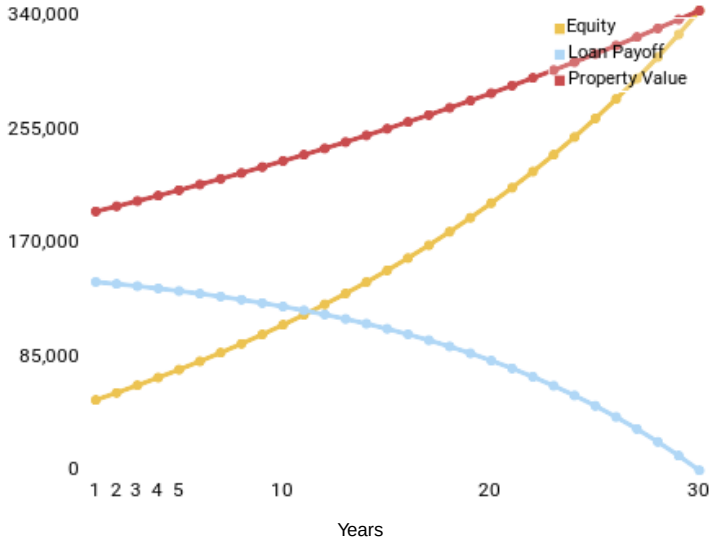
| Annual Growth Assumptions | 2% Expenses | 2% Income | 2% Property Value |
|---|---|---|---|

| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Total Annual Income | $30,159 | $30,763 | $32,645 | $36,043 | $39,795 | $43,936 | $53,558 |
| Total Annual Expenses | $23,789 | $24,034 | $24,801 | $26,184 | $27,710 | $29,396 | $33,312 |
| Total Annual Cashflow | $6,370 | $6,728 | $7,845 | $9,860 | $12,084 | $14,540 | $20,246 |
| Cash on Cash ROI | 12.14% | 12.82% | 14.95% | 18.79% | 23.03% | 27.71% | 38.58% |
| Property Value | $193,698 | $197,572 | $209,665 | $231,487 | $255,580 | $282,181 | $343,978 |
| Equity | $52,685 | $58,075 | $75,420 | $108,912 | $149,651 | $199,996 | $343,978 |
| Loan Balance | $141,013 | $139,496 | $134,244 | $122,575 | $105,930 | $82,185 | $0 |
| Total Profit if Sold | -$6,978 | $4,869 | $43,770 | $120,923 | $215,859 | $332,036 | $647,547 |
| Compound Annual Growth Rate | -13% | 5% | 13% | 13% | 11% | 10% | 9% |

### Income, Expenses and Cash Flow (in $)




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




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| | |
|---|---|
| **House Size (sq. ft)** | 1250.0 |
| **Year Built** | 1945 |

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