BiggerPockets®

919 Prospect Street

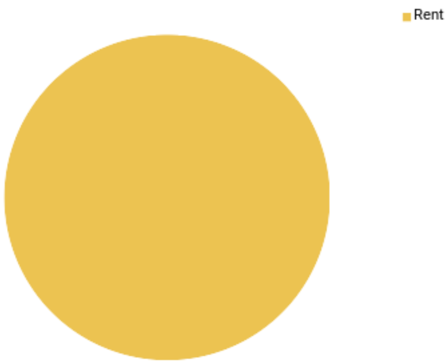
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,800.00	$3,323.23	-$1,523.23	1.76%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$7,491.00	$108,250.00	-16.89%	1.76%

Property Information

Purchase Price:	$425,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$427,000.00**
After Repair Value	

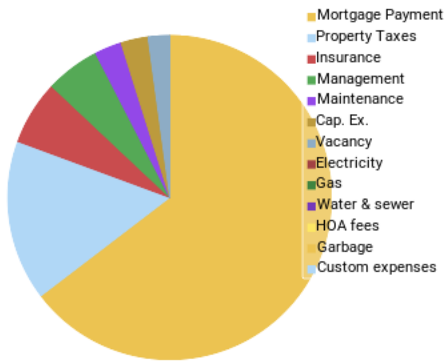
Down Payment:	$106,250.00
Loan Amount:	$318,750.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	**$2,147.48**

Income



Rent	$1,800.00
Total	**$1,800.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$72.00	Maintenance	$90.00
Cap. Ex.	$90.00	Management	$180.00
Insurance	$212.50	Property Taxes	$531.25
Mortgage Payment	$2,147.48		
Total	**$3,323.23**		

Financial Projections

Total Initial Equity:	-$318,750.00		
Gross Rent Multiplier:	19.68		
Income-Expense Ratio (2% Rule):	0.42%		
Typical Cap Rate:	1.76%	Debt Coverage Ratio:	0.29
ARV based on Cap Rate:	$425,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,800.00
x50% for Expenses:	$900.00
Monthly Payment/Interest Payment:	$2,147.48
Total Monthly Cash Flow using 50% Rule:	**-$1,247.48**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

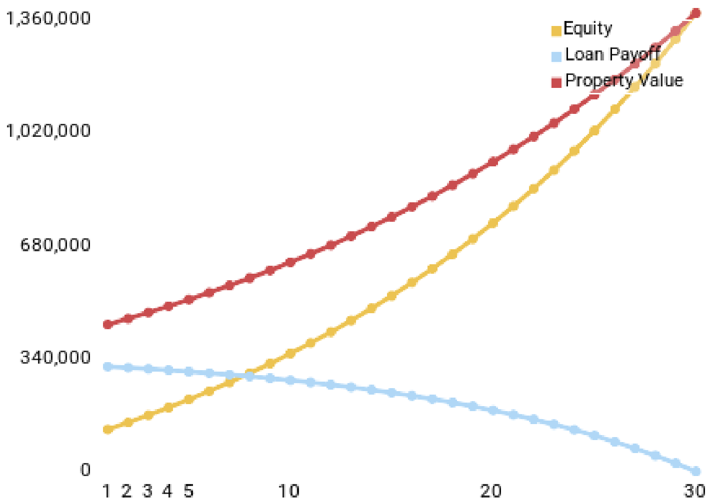
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$22,248	$22,915	$25,040	$29,029	$33,652	$39,012	$52,429
Total Annual Expenses	$40,161	$40,449	$41,347	$42,969	$44,759	$46,735	$51,326
Total Annual Cashflow	-$17,913	-$17,533	-$16,307	-$13,940	-$11,106	-$7,723	$1,103
Cash on Cash ROI	-16.55%	-16.20%	-15.06%	-12.88%	-10.26%	-7.13%	1.02%
Property Value	$442,000	$459,680	$517,077	$629,104	$765,401	$931,227	$1,378,444
Equity	$126,411	$147,484	$216,636	$354,778	$528,328	$747,295	$1,378,444
Loan Balance	$315,589	$312,196	$300,442	$274,326	$237,073	$183,932	$0
Total Profit if Sold	-$30,692	-$28,390	-$13,433	$42,262	$144,870	$306,609	$875,246
Compound Annual Growth Rate	-28%	-14%	-3%	3%	6%	7%	8%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



Years