BiggerPockets

2833 SW 5th St

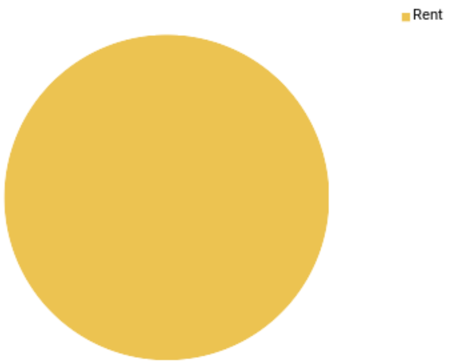
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$5,000.00	$4,539.61	$460.39	7.58%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$32,232.00	$97,749.80	5.65%	7.58%

Property Information

Purchase Price:	$424,999.00
Purchase Closing Costs:	$12,750.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$437,749.00**
After Repair Value	

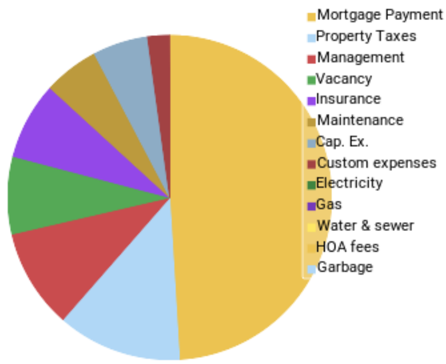
Down Payment:	$84,999.80
Loan Amount:	$339,999.20
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.840%
Monthly P&I:	**$2,225.61**

Income



Rent	$5,000.00
Total	**$5,000.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$100.00
Vacancy	$350.00	Maintenance	$250.00
Cap. Ex.	$250.00	Management	$450.00
Insurance	$350.00	Property Taxes	$564.00
Mortgage Payment	$2,225.61		
Total	**$4,539.61**		

Financial Projections

Total Initial Equity:	-$339,999.20		
Gross Rent Multiplier:	7.08		
Income-Expense Ratio (2% Rule):	1.14%		
Typical Cap Rate:	7.58%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	$424,999.00		

50% Rule Cash Flow Estimates

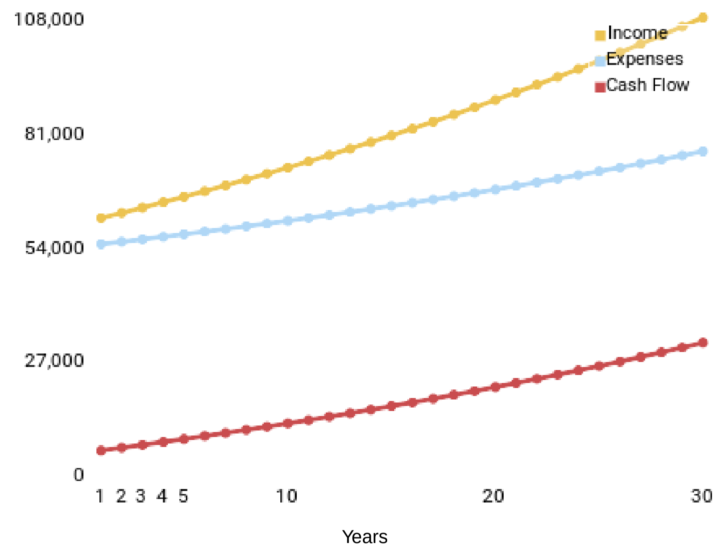
Total Monthly Income:	$5,000.00
x50% for Expenses:	$2,500.00
Monthly Payment/Interest Payment:	$2,225.61
Total Monthly Cash Flow using 50% Rule:	**$274.39**

Analysis Over Time

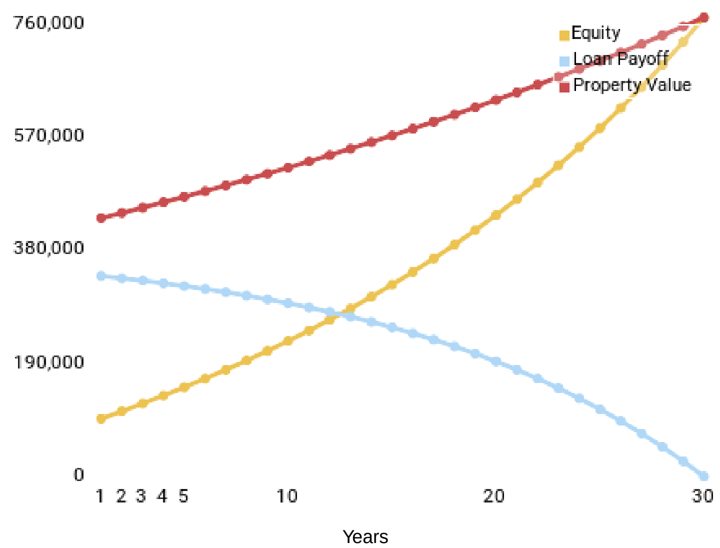
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$61,200	$62,424	$66,245	$73,140	$80,752	$89,157	$108,682
Total Annual Expenses	$55,031	$55,597	$57,365	$60,556	$64,079	$67,969	$77,005
Total Annual Cashflow	$6,169	$6,827	$8,879	$12,583	$16,673	$21,188	$31,677
Cash on Cash ROI	6.31%	6.98%	9.08%	12.87%	17.06%	21.68%	32.41%
Property Value	$433,499	$442,169	$469,233	$518,071	$571,993	$631,526	$769,827
Equity	$97,061	$109,544	$149,740	$227,417	$321,898	$438,474	$769,827
Loan Balance	$336,438	$332,625	$319,493	$290,654	$250,094	$193,052	$0
Total Profit if Sold	-$27,031	-$8,372	$54,353	$183,730	$349,189	$558,030	$1,146,864
Compound Annual Growth Rate	-28%	-4%	9%	11%	11%	10%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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