BiggerPockets®

1119 S Randolph St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,013.00	$2,774.31	$238.69	7.54%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$18,767.64	$52,290.00	5.48%	7.54%

Property Information

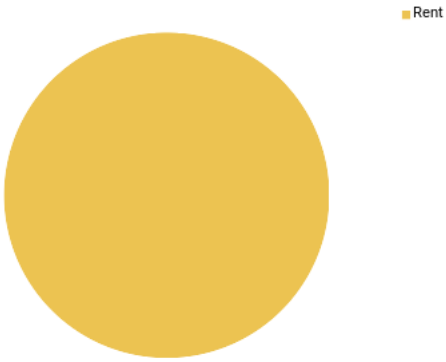
Purchase Price:	$249,000.00
Purchase Closing Costs:	$2,490.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$251,490.00**
After Repair Value	

Property Description

Fountain Square/Bradleys Prospect charmer. 2BR/2BA, 914 sqft. Zestimate $190K, estimated rent $1,369. Pre-list pricing recommendation pending Thursday consultation with Julie.

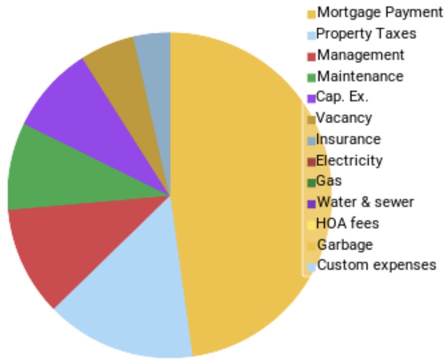
Down Payment:	$49,800.00
Loan Amount:	$199,200.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	**$1,325.28**

Income



Rent	$3,013.00
Total	**$3,013.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$150.65	Maintenance	$241.04
Cap. Ex.	$241.04	Management	$301.30
Insurance	$100.00	Property Taxes	$415.00
Mortgage Payment	$1,325.28		
Total	**$2,774.31**		

Financial Projections

Total Initial Equity:	-$199,200.00		
Gross Rent Multiplier:	6.89		
Income-Expense Ratio (2% Rule):	1.20%		
Typical Cap Rate:	7.54%	Debt Coverage Ratio:	1.18
ARV based on Cap Rate:	$249,000.00		

50% Rule Cash Flow Estimates

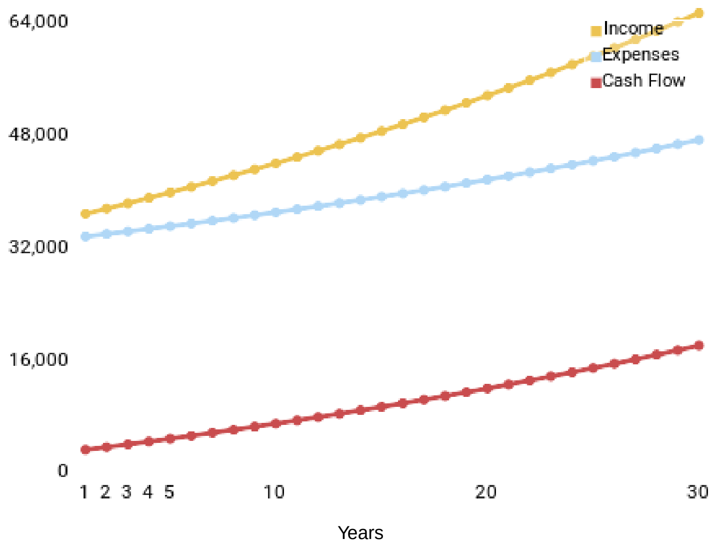
Total Monthly Income:	$3,013.00
x50% for Expenses:	$1,506.50
Monthly Payment/Interest Payment:	$1,325.28
Total Monthly Cash Flow using 50% Rule:	**$181.22**

Analysis Over Time

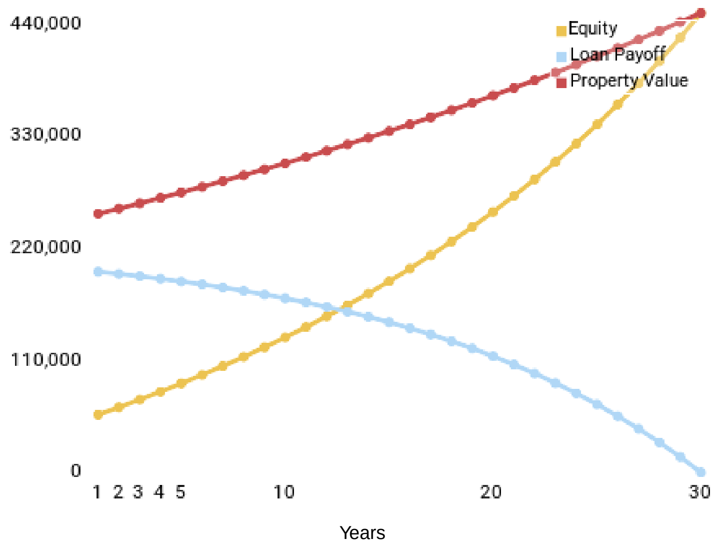
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$36,879	$37,617	$39,919	$44,074	$48,661	$53,726	$65,492
Total Annual Expenses	$33,640	$33,994	$35,102	$37,100	$39,306	$41,742	$47,400
Total Annual Cashflow	$3,240	$3,622	$4,818	$6,974	$9,355	$11,984	$18,092
Cash on Cash ROI	6.20%	6.93%	9.21%	13.34%	17.89%	22.92%	34.60%
Property Value	$253,980	$259,060	$274,916	$303,530	$335,121	$370,001	$451,029
Equity	$56,803	$64,053	$87,406	$132,591	$187,676	$255,859	$451,029
Loan Balance	$197,177	$195,007	$187,510	$170,938	$147,446	$114,142	$0
Total Profit if Sold	-$10,026	$491	$35,976	$109,631	$204,424	$324,726	$666,660
Compound Annual Growth Rate	-19%	0%	11%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	914.0
Year Built	1920