BiggerPockets®

5 South Main St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,550.00	$3,158.76	$391.24	5.99%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$22,752.00	$24,928.24	18.83%	6.89%

Property Information

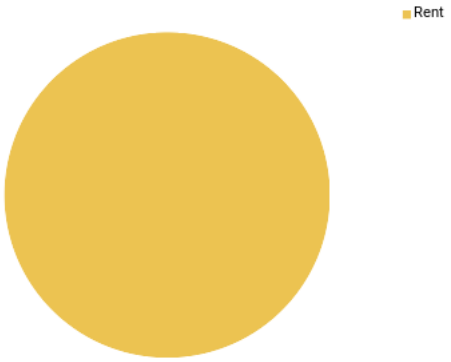
Purchase Price:	$330,000.00
Purchase Closing Costs:	$4,950.00
Estimated Repair Costs:	$10,000.00
Total Cost of Project:	**$344,950.00**
After Repair Value	$380,000.00

Property Description
Active restaurant downstairs



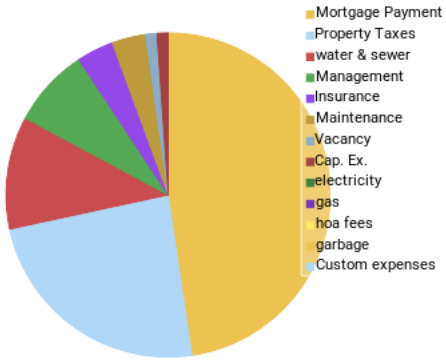
Down Payment:	$10,000.00
Loan Amount:	$320,000.00
Loan Points:	-0.0068
Loan Fees:	-$21.76
Amortized Over:	30 years
Loan Interest Rate:	3.875%
Monthly P&I:	**$1,504.76**

Income



Rent	$3,550.00
Total	**$3,550.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$355.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$35.50	Maintenance	$106.50
Cap. Ex.	$35.50	Management	$248.50
Insurance	$116.00	Property Taxes	$757.00
Mortgage Payment	$1,504.76		
Total	**$3,158.76**		

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Financial Projections

Total Initial Equity:	$60,000.00		
Gross Rent Multiplier:	7.75		
Income-Expense Ratio (2% Rule):	1.03%		
Typical Cap Rate:	6.89%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	$330,000.00		

50% Rule Cash Flow Estimates

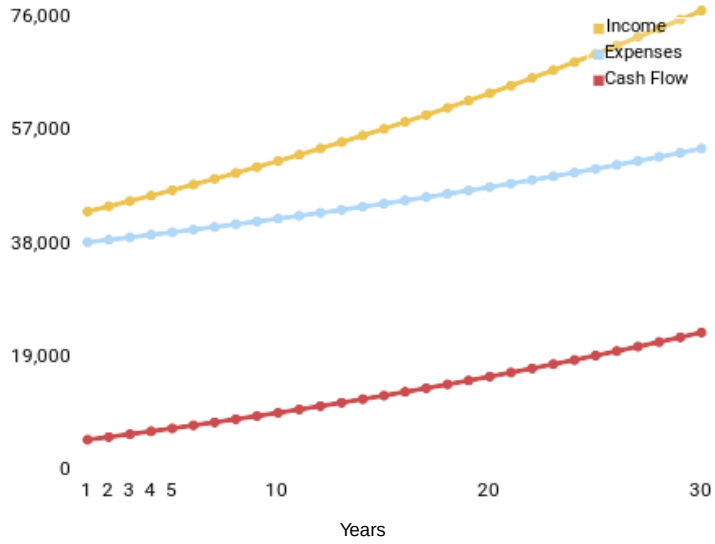
Total Monthly Income:	$3,550.00
x50% for Expenses:	$1,775.00
Monthly Payment/Interest Payment:	$1,504.76
Total Monthly Cash Flow using 50% Rule:	**$270.24**

Analysis Over Time

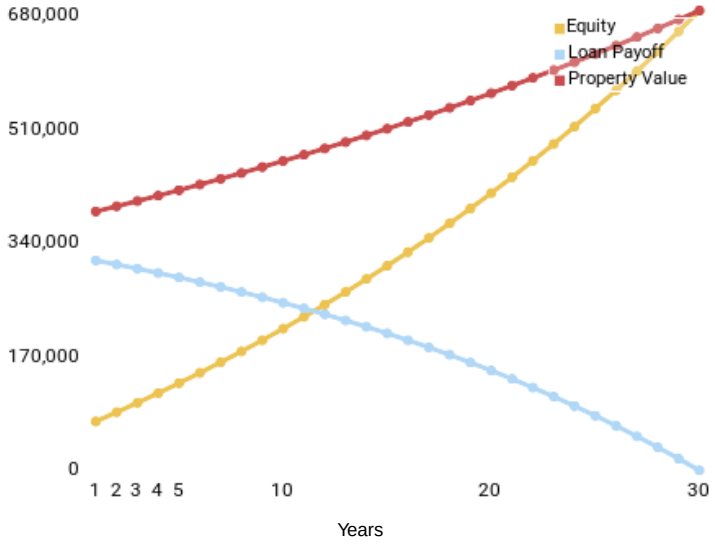
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$43,452	$44,321	$47,034	$51,929	$57,334	$63,301	$77,164
Total Annual Expenses	$38,302	$38,707	$39,971	$42,252	$44,770	$47,550	$54,009
Total Annual Cashflow	$5,150	$5,614	$7,063	$9,677	$12,564	$15,751	$23,155
Cash on Cash ROI	20.66%	22.52%	28.33%	38.82%	50.40%	63.19%	92.89%
Property Value	$387,600	$395,352	$419,551	$463,218	$511,430	$564,660	$688,317
Equity	$73,359	$87,096	$130,707	$212,180	$306,265	$415,159	$688,317
Loan Balance	$314,241	$308,256	$288,844	$251,038	$205,165	$149,501	$0
Total Profit if Sold	$53,580	$72,932	$136,264	$260,791	$411,810	$592,959	$1,063,141
Compound Annual Growth Rate	215%	98%	45%	28%	21%	17%	13%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)

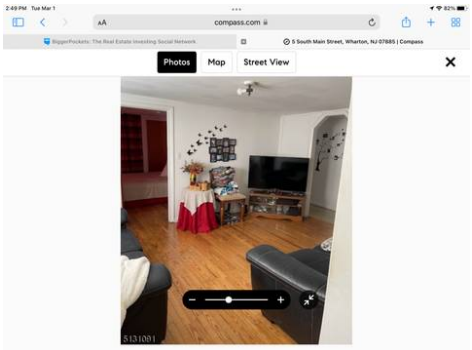


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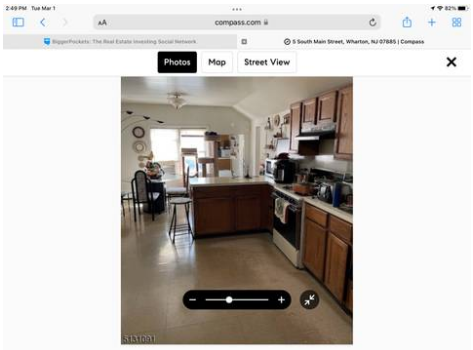
House Size (sq. ft)	4356.0

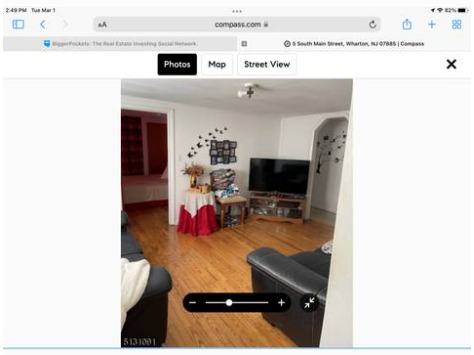


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