BiggerPockets®

1707 N Leland Avenue

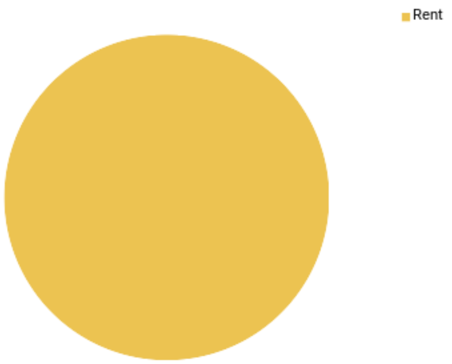
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,500.00	$1,346.42	$153.58	7.33%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,635.00	$38,250.00	4.82%	7.33%

Property Information

Purchase Price:	$145,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$147,000.00**
After Repair Value	

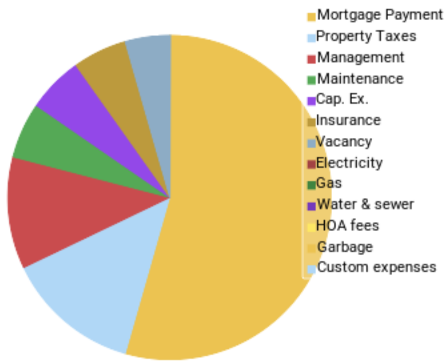
Down Payment:	$36,250.00
Loan Amount:	$108,750.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	**$732.67**

Income



Rent	$1,500.00
Total	**$1,500.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$60.00	Maintenance	$75.00
Cap. Ex.	$75.00	Management	$150.00
Insurance	$72.50	Property Taxes	$181.25
Mortgage Payment	$732.67		
Total	**$1,346.42**		

Financial Projections

Total Initial Equity:	-$108,750.00		
Gross Rent Multiplier:	8.06		
Income-Expense Ratio (2% Rule):	1.02%		
Typical Cap Rate:	7.33%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	$145,000.00		

50% Rule Cash Flow Estimates

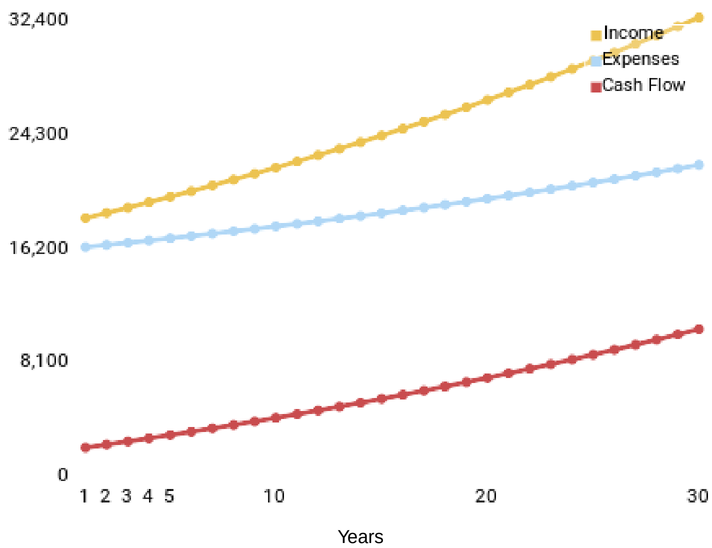
Total Monthly Income:	$1,500.00
x50% for Expenses:	$750.00
Monthly Payment/Interest Payment:	$732.67
Total Monthly Cash Flow using 50% Rule:	**$17.33**

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	$18,360	$18,727	$19,873	$21,942	$24,226	$26,747	$32,605
Total Annual Expenses	$16,304	$16,455	$16,924	$17,770	$18,704	$19,736	$22,133
Total Annual Cashflow	$2,056	$2,273	$2,950	$4,172	$5,521	$7,011	$10,472
Cash on Cash ROI	5.37%	5.94%	7.71%	10.91%	14.43%	18.33%	27.38%
Property Value	$147,900	$150,858	$160,092	$176,754	$195,151	$215,462	$262,647
Equity	$40,228	$44,344	$57,588	$83,161	$114,267	$152,709	$262,647
Loan Balance	$107,672	$106,514	$102,504	$93,594	$80,884	$62,753	$0
Total Profit if Sold	-$6,319	-$138	$20,623	$63,397	$118,070	$187,107	$382,322
Compound Annual Growth Rate	-17%	0%	9%	10%	10%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)