BiggerPockets®

1708 E Gimber St

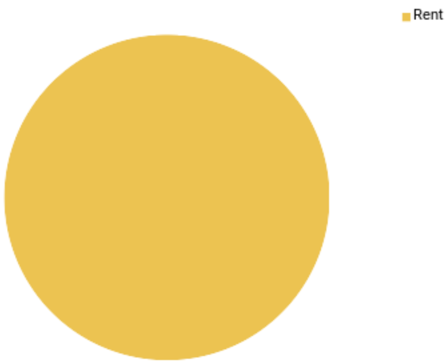
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,410.00	$1,349.13	$60.87	6.59%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$9,219.24	$40,000.00	1.83%	6.59%

Property Information

Purchase Price:	$140,000.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$145,000.00**
After Repair Value	

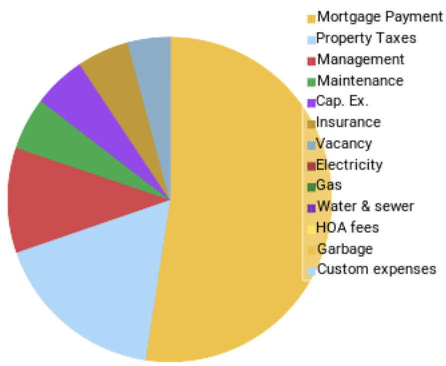
Down Payment:	$35,000.00
Loan Amount:	$105,000.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	**$707.40**

Income



Rent	$1,410.00
Total	**$1,410.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$56.40	Maintenance	$70.50
Cap. Ex.	$70.50	Management	$141.00
Insurance	$70.00	Property Taxes	$233.33
Mortgage Payment	$707.40		
Total	**$1,349.13**		

Financial Projections

Total Initial Equity:	-$105,000.00		
Gross Rent Multiplier:	8.27		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	6.59%	Debt Coverage Ratio:	1.09
ARV based on Cap Rate:	$140,000.00		

50% Rule Cash Flow Estimates

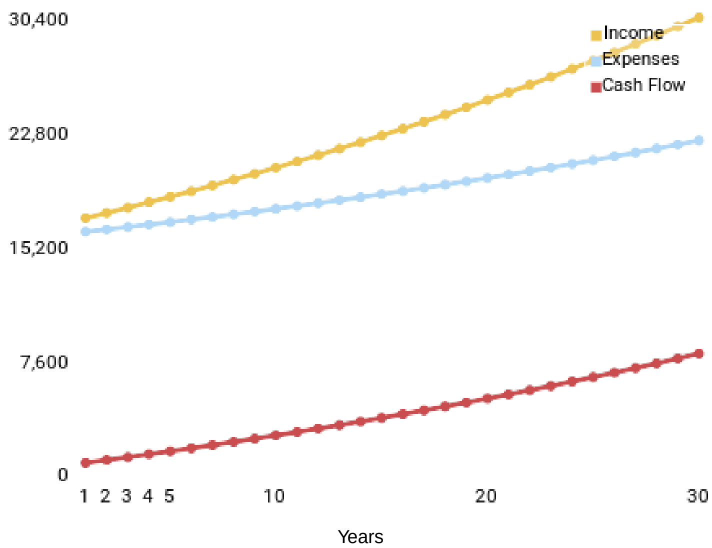
Total Monthly Income:	$1,410.00
x50% for Expenses:	$705.00
Monthly Payment/Interest Payment:	$707.40
Total Monthly Cash Flow using 50% Rule:	**-$2.40**

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	$17,258	$17,604	$18,681	$20,625	$22,772	$25,142	$30,648
Total Annual Expenses	$16,344	$16,501	$16,991	$17,876	$18,853	$19,932	$22,438
Total Annual Cashflow	$915	$1,103	$1,690	$2,749	$3,919	$5,210	$8,211
Cash on Cash ROI	2.29%	2.76%	4.22%	6.87%	9.80%	13.03%	20.53%
Property Value	$142,800	$145,656	$154,571	$170,659	$188,422	$208,033	$253,591
Equity	$38,841	$42,815	$55,602	$80,293	$110,327	$147,443	$253,591
Loan Balance	$103,959	$102,841	$98,969	$90,366	$78,095	$60,589	$0
Total Profit if Sold	-$10,240	-$5,363	$11,275	$46,425	$92,426	$151,587	$322,661
Compound Annual Growth Rate	-26%	-7%	5%	8%	8%	8%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)