BiggerPockets®

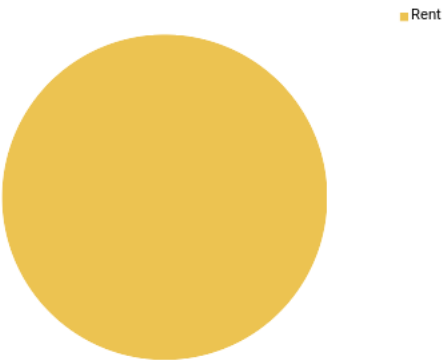
1800 Roe Ave, Racine, WI 53404

Monthly Income:	**Monthly Expenses:**	**Monthly Cash Flow:**	**Pro Forma Cap Rate:**
$1,150.00	$774.88	$375.12	12.62%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$7,068.00	$13,348.00	33.72%	12.62%

Property Information

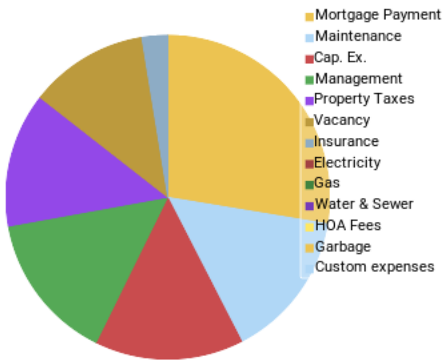
Purchase Price:	$56,000.00
Purchase Closing Costs:	$1,700.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$57,700.00**
After Repair Value	
Down Payment:	$11,200.00
Loan Amount:	$44,800.00
Loan Points:	1.0
Loan Fees:	$448.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$213.88**

Income



Rent	$1,150.00
Total	**$1,150.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & Sewer	$0.00	HOA Fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$92.00	Maintenance	$115.00
Cap. Ex.	$115.00	Management	$115.00
Insurance	$20.00	Property Taxes	$104.00
Mortgage Payment	$213.88		
Total	**$774.88**		

Financial Projections

Total Initial Equity:	-$44,800.00		
Gross Rent Multiplier:	4.06		
Income-Expense Ratio (2% Rule):	1.99%		
Typical Cap Rate:	12.62%	Debt Coverage Ratio:	2.75
ARV based on Cap Rate:	$56,000.00		

50% Rule Cash Flow Estimates

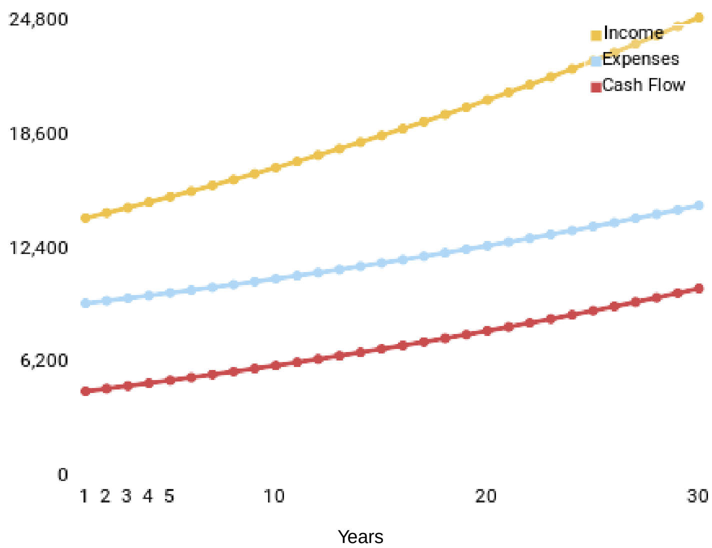
Total Monthly Income:	$1,150.00
x50% for Expenses:	$575.00
Monthly Payment/Interest Payment:	$213.88
Total Monthly Cash Flow using 50% Rule:	**$361.12**

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	$14,076	$14,358	$15,236	$16,822	$18,573	$20,506	$24,997
Total Annual Expenses	$9,433	$9,571	$9,999	$10,773	$11,627	$12,570	$14,761
Total Annual Cashflow	$4,643	$4,787	$5,237	$6,049	$6,946	$7,936	$10,236
Cash on Cash ROI	34.78%	35.86%	39.23%	45.32%	52.04%	59.46%	76.69%
Property Value	$57,120	$58,262	$61,829	$68,264	$75,369	$83,213	$101,436
Equity	$13,109	$15,072	$21,308	$32,968	$46,453	$62,088	$101,436
Loan Balance	$44,011	$43,190	$40,520	$35,295	$28,915	$21,125	$0
Total Profit if Sold	$4,404	$11,154	$32,645	$72,895	$119,281	$172,577	$303,561
Compound Annual Growth Rate	33%	35%	28%	21%	17%	14%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)