BiggerPockets®

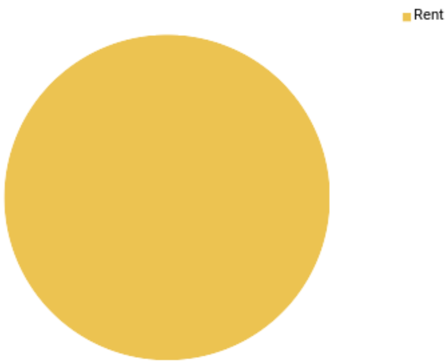
1032 E 12th Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,590.00	$4,479.21	$110.79	6.88%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$29,542.80	$21,460.50	6.20%	6.88%

Property Information

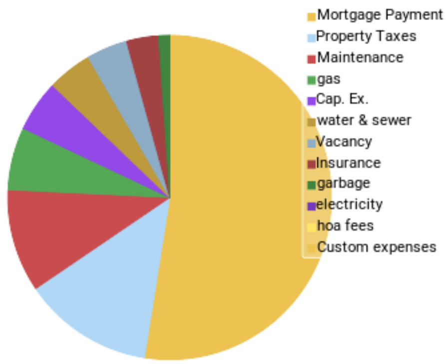
Purchase Price:	$429,100.00
Purchase Closing Costs:	$6,442.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$435,542.00**
After Repair Value	
Down Payment:	$15,018.50
Loan Amount:	$414,081.50
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	**$2,351.11**

Income



Rent	$4,590.00
Total	**$4,590.00**

Expenses



electricity	$0.00	gas	$280.00
water & sewer	$200.00	hoa fees	$0.00
garbage	$50.00	Custom expenses	
Vacancy	$183.60	Maintenance	$459.00
Cap. Ex.	$229.50	Insurance	$143.00
Property Taxes	$583.00	Mortgage Payment	$2,351.11
Total	**$4,479.21**		

Financial Projections

Total Initial Equity:	-$414,081.50		
Gross Rent Multiplier:	7.79		
Income-Expense Ratio (2% Rule):	1.05%		
Typical Cap Rate:	6.88%	Debt Coverage Ratio:	1.05
ARV based on Cap Rate:	$429,100.00		

50% Rule Cash Flow Estimates

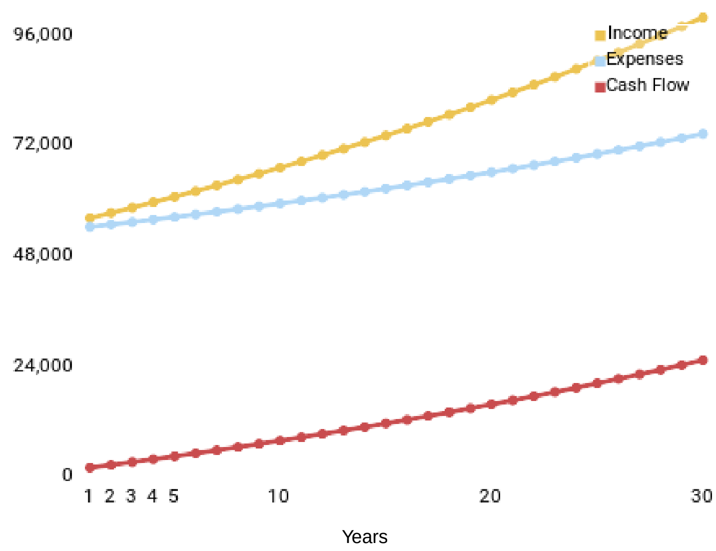
Total Monthly Income:	$4,590.00
x50% for Expenses:	$2,295.00
Monthly Payment/Interest Payment:	$2,351.11
Total Monthly Cash Flow using 50% Rule:	**-$56.11**

Analysis Over Time

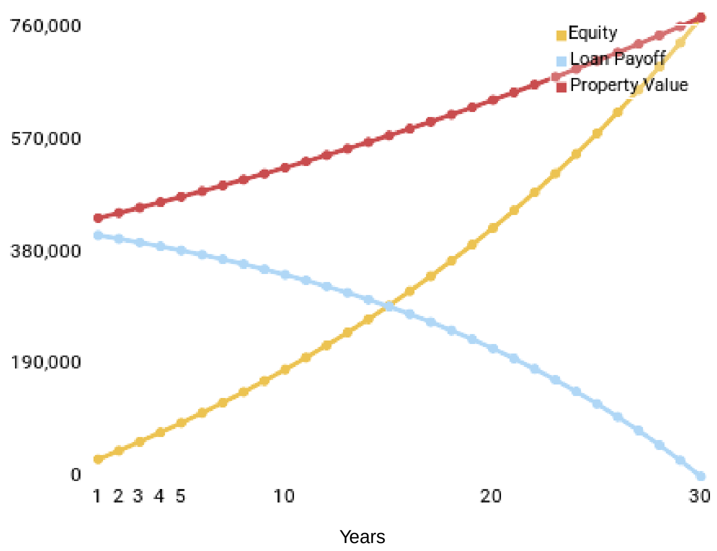
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$56,182	$57,305	$60,813	$67,142	$74,130	$81,846	$99,770
Total Annual Expenses	$54,261	$54,782	$56,408	$59,343	$62,583	$66,160	$74,470
Total Annual Cashflow	$1,920	$2,523	$4,404	$7,799	$11,547	$15,686	$25,299
Cash on Cash ROI	8.95%	11.76%	20.52%	36.34%	53.81%	73.09%	117.89%
Property Value	$437,682	$446,436	$473,761	$523,071	$577,512	$637,620	$777,255
Equity	$29,179	$43,825	$90,899	$181,284	$289,768	$420,980	$777,255
Loan Balance	$408,503	$402,611	$382,862	$341,787	$287,744	$216,640	$0
Total Profit if Sold	$9,638	$26,808	$85,189	$207,645	$366,222	$567,422	$1,131,860
Compound Annual Growth Rate	45%	50%	38%	27%	21%	18%	14%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	3536.0
Year Built	1977