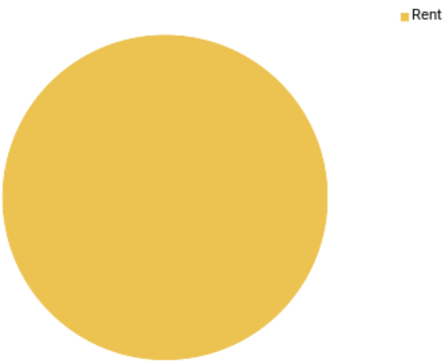
BiggerPockets® **123**

Monthly Income:	**Monthly Expenses:**	**Monthly Cash Flow:**	**Pro Forma Cap Rate:**
$7,191.00	$7,706.47	-$515.47	6.56%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$62,304.00	$57,319.00	-10.79%	6.56%

Property Information

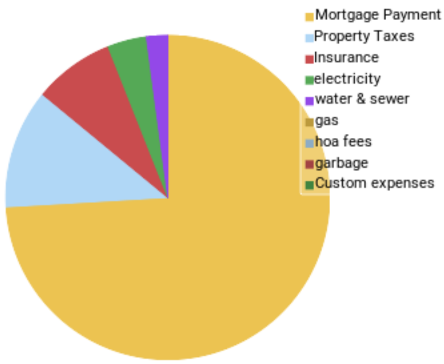
Purchase Price:	$950,000.00
Purchase Closing Costs:	$22,169.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$972,169.00**
After Repair Value	
Down Payment:	$35,150.00
Loan Amount:	$914,850.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.375%
Monthly P&I:	**$5,707.47**

Income



Rent	$7,191.00
Total	**$7,191.00**

Expenses



electricity	$300.00	gas	$0.00
water & sewer	$164.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Insurance	$619.00	Property Taxes	$916.00
Mortgage Payment	$5,707.47		
Total	**$7,706.47**		

Financial Projections

Total Initial Equity:	-$914,850.00		
Gross Rent Multiplier:	11.01		
Income-Expense Ratio (2% Rule):	0.74%		
Typical Cap Rate:	6.56%	Debt Coverage Ratio:	0.91
ARV based on Cap Rate:	$950,000.00		

50% Rule Cash Flow Estimates

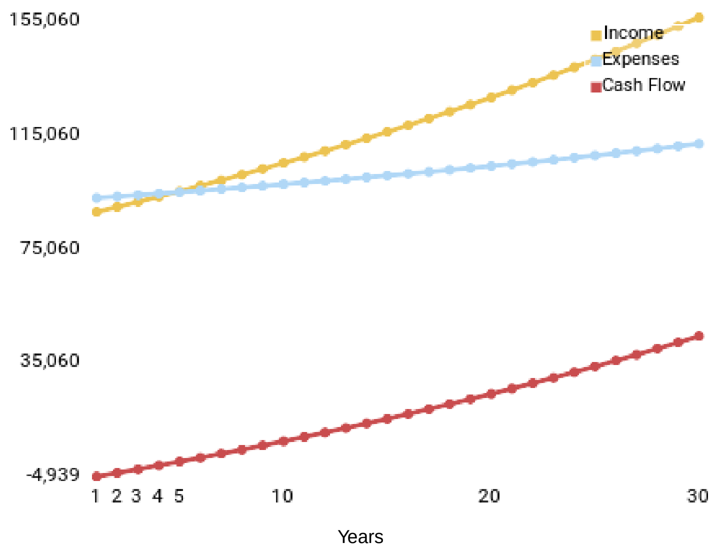
Total Monthly Income:	$7,191.00
x50% for Expenses:	$3,595.50
Monthly Payment/Interest Payment:	$5,707.47
Total Monthly Cash Flow using 50% Rule:	**-$2,111.97**

Analysis Over Time

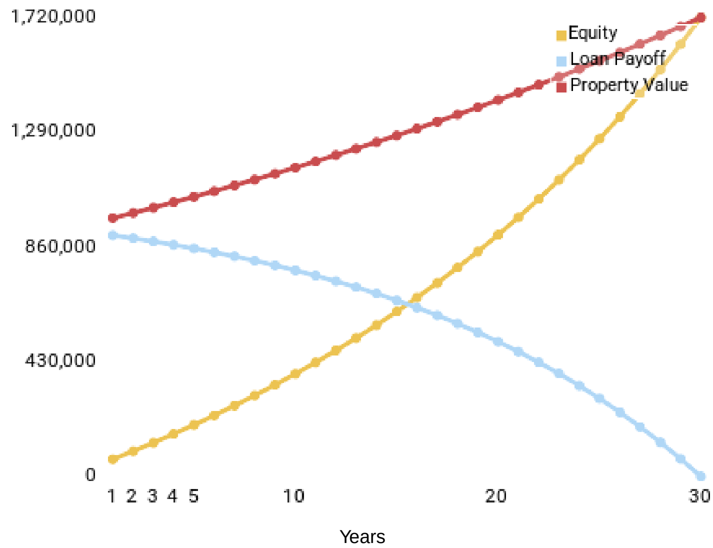
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

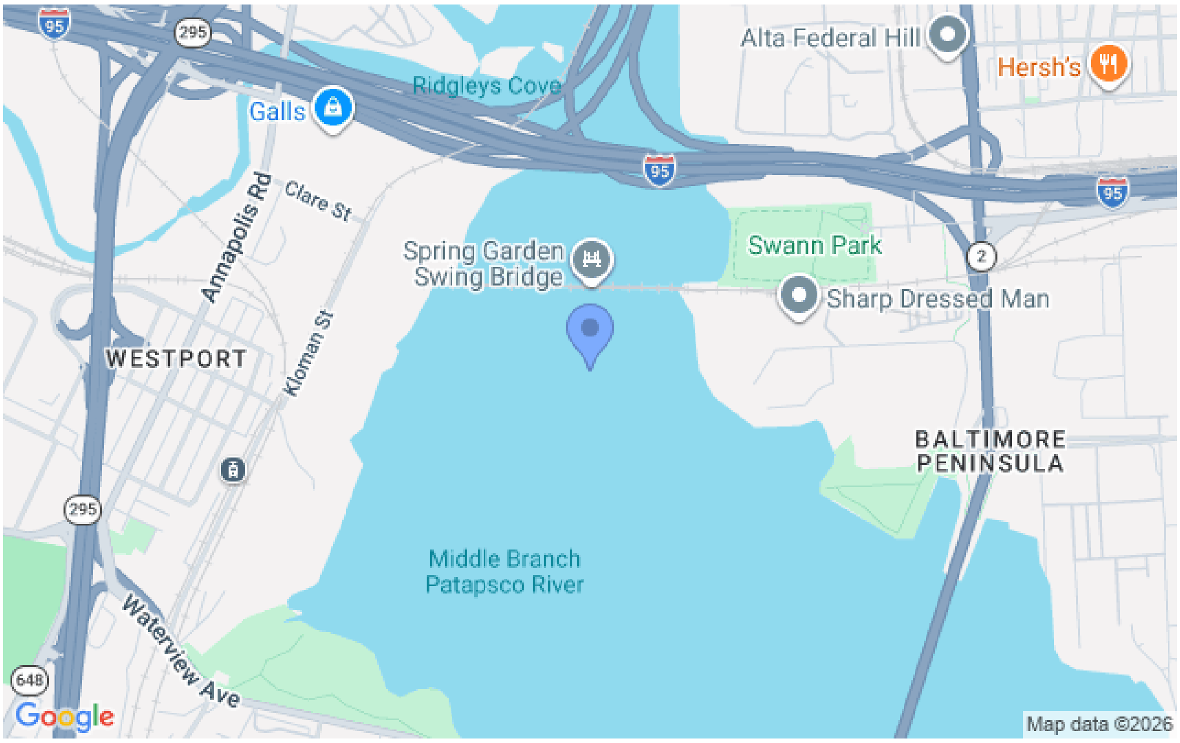
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$88,018	$89,778	$95,273	$105,189	$116,138	$128,225	$156,306
Total Annual Expenses	$92,957	$93,447	$94,974	$97,731	$100,774	$104,135	$111,941
Total Annual Cashflow	-$4,940	-$3,669	$299	$7,459	$15,363	$24,091	$44,365
Cash on Cash ROI	-8.62%	-6.40%	0.52%	13.01%	26.80%	42.03%	77.40%
Property Value	$969,000	$988,380	$1,048,877	$1,158,045	$1,278,575	$1,411,650	$1,720,794
Equity	$64,620	$95,158	$193,718	$384,918	$618,179	$906,175	$1,720,794
Loan Balance	$904,380	$893,222	$855,158	$773,127	$660,396	$505,475	$0
Total Profit if Sold	$2,362	$29,231	$124,668	$338,557	$632,513	$1,023,162	$2,186,889
Compound Annual Growth Rate	4%	23%	26%	21%	18%	16%	13%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





95
295
Ridgleys Cove
Galls
Alta Federal Hill
Hersh's
Clare St
Annapolis Rd
Spring Garden
Swing Bridge
Swann Park
2
Sharp Dressed Man
WESTPORT
Kloman St
BALTIMORE
PENINSULA
Middle Branch
Patapsco River
Waterview Ave
648
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