

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,400.00	\$1,340.86	\$59.14	4.67%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,608.00	\$51,057.00	1.39%	4.67%

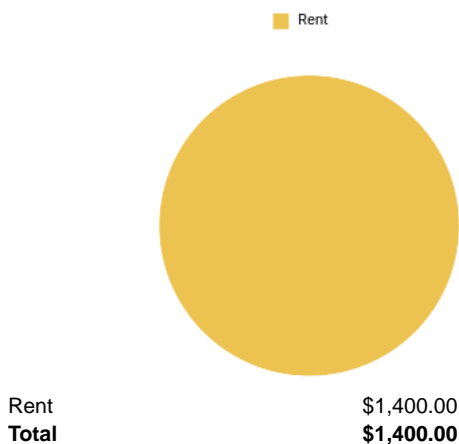
Property Information

Purchase Price:	\$163,000.00
Purchase Closing Costs:	\$10,307.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$173,307.00
After Repair Value	

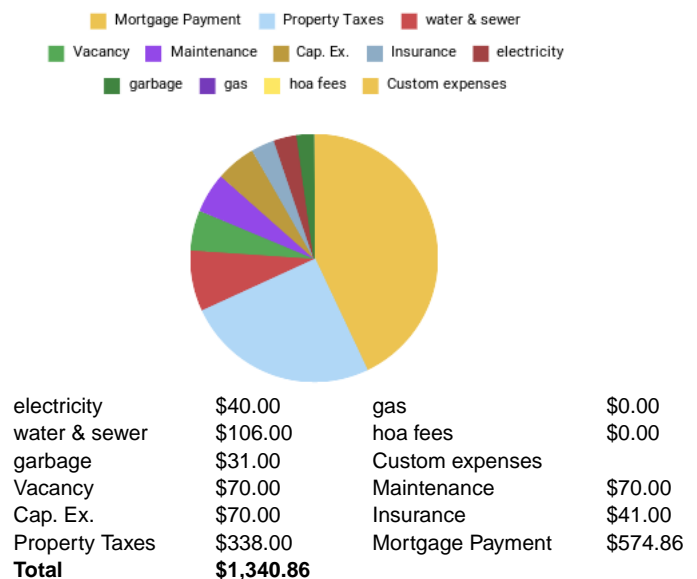
Down Payment:	\$40,750.00
Loan Amount:	\$122,250.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.875%
Monthly P&I:	\$574.86



Income



Expenses



Financial Projections

Total Initial Equity:	-\$122,250.00		
Gross Rent Multiplier:	9.70		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	4.67%	Debt Coverage Ratio:	1.10
ARV based on Cap Rate:	\$163,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,400.00
x50% for Expenses:	\$700.00
Monthly Payment/Interest Payment:	\$574.86
Total Monthly Cash Flow using 50% Rule:	\$125.14

Analysis Over Time

Annual Growth Assumptions	2%		1%		1%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$16,968	\$17,138	\$17,657	\$18,558	\$19,504	\$20,499	\$22,644
Total Annual Expenses	\$16,274	\$16,462	\$17,047	\$18,103	\$19,270	\$20,557	\$23,548
Total Annual Cashflow	\$694	\$676	\$610	\$454	\$235	-\$58	-\$905
Cash on Cash ROI	1.36%	1.32%	1.19%	0.89%	0.46%	-0.11%	-1.77%
Property Value	\$164,630	\$166,276	\$171,315	\$180,053	\$189,238	\$198,891	\$219,699
Equity	\$44,580	\$48,513	\$60,967	\$84,149	\$110,859	\$141,777	\$219,699
Loan Balance	\$120,050	\$117,763	\$110,347	\$95,904	\$78,379	\$57,114	\$0
Total Profit if Sold	-\$15,661	-\$11,151	\$2,901	\$28,165	\$55,963	\$86,629	\$158,379
Annualized Total Return	-31%	-12%	1%	4%	5%	5%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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House Size (sq. ft)

1236.0

Year Built

1964

