BiggerPockets®

3130 N Olney St

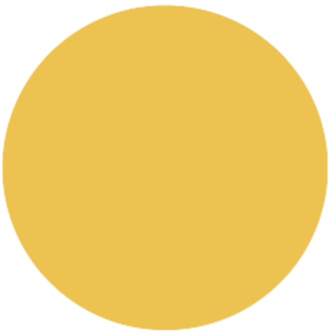
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,735.00	$1,460.12	$274.88	7.89%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$11,831.40	$39,500.00	8.35%	7.89%

Property Information

Purchase Price:	$149,999.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$151,999.00**
After Repair Value	

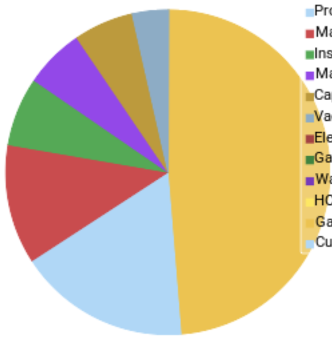
Down Payment:	$37,500.00
Loan Amount:	$112,499.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$711.07**

Income



Rent	$1,735.00
Total	**$1,735.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$52.05	Maintenance	$86.75
Cap. Ex.	$86.75	Management	$173.50
Insurance	$100.00	Property Taxes	$250.00
Mortgage Payment	$711.07		
Total	**$1,460.12**		

Financial Projections

Total Initial Equity:	-$112,499.00		
Gross Rent Multiplier:	7.20		
Income-Expense Ratio (2% Rule):	1.14%		
Typical Cap Rate:	7.89%	Debt Coverage Ratio:	1.39
ARV based on Cap Rate:	$149,999.00		

50% Rule Cash Flow Estimates

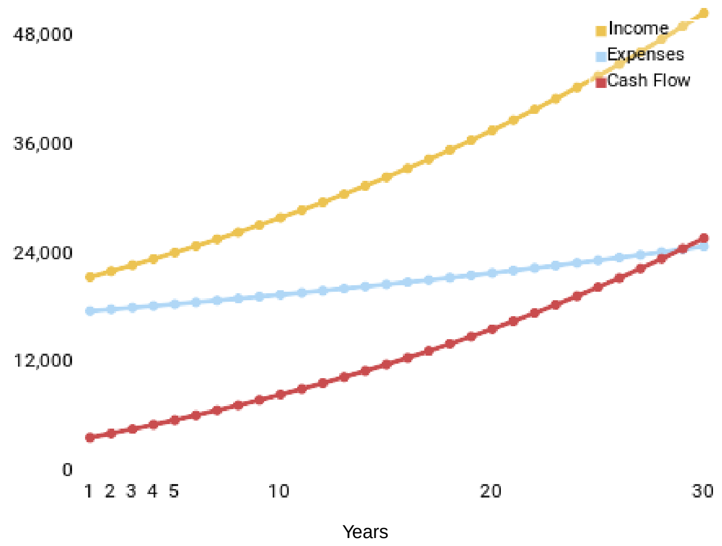
Total Monthly Income:	$1,735.00
x50% for Expenses:	$867.50
Monthly Payment/Interest Payment:	$711.07
Total Monthly Cash Flow using 50% Rule:	**$156.43**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$21,445	$22,088	$24,136	$27,980	$32,437	$37,603	$50,536
Total Annual Expenses	$17,701	$17,885	$18,457	$19,490	$20,630	$21,889	$24,814
Total Annual Cashflow	$3,743	$4,203	$5,679	$8,490	$11,807	$15,714	$25,721
Cash on Cash ROI	9.48%	10.64%	14.38%	21.49%	29.89%	39.78%	65.12%
Property Value	$155,999	$162,239	$182,497	$222,035	$270,140	$328,666	$486,506
Equity	$44,757	$52,339	$77,185	$126,663	$188,511	$266,043	$486,506
Loan Balance	$111,242	$109,900	$105,311	$95,372	$81,628	$62,623	$0
Total Profit if Sold	-$1,919	$9,429	$48,386	$131,739	$242,403	$386,337	$805,258
Compound Annual Growth Rate	-5%	11%	17%	16%	14%	13%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)