

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$30,000.00	\$17,671.00	\$12,329.00	26.90%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$147,948.00	\$476,500.00	31.05%	32.88%

Property Information

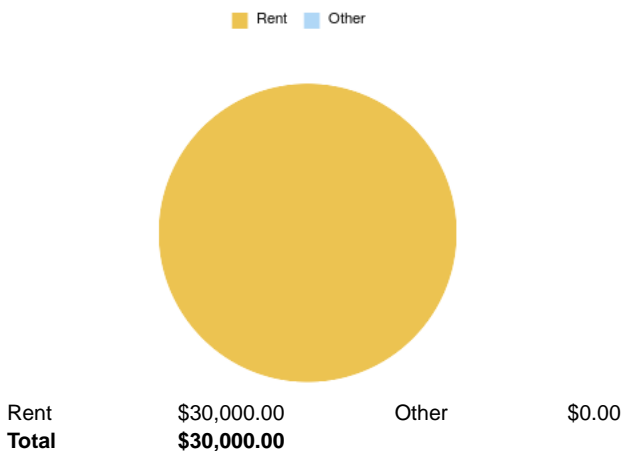
Purchase Price:	\$450,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$25,000.00
Total Cost of Project:	\$476,500.00
After Repair Value	\$550,000.00

Property Description

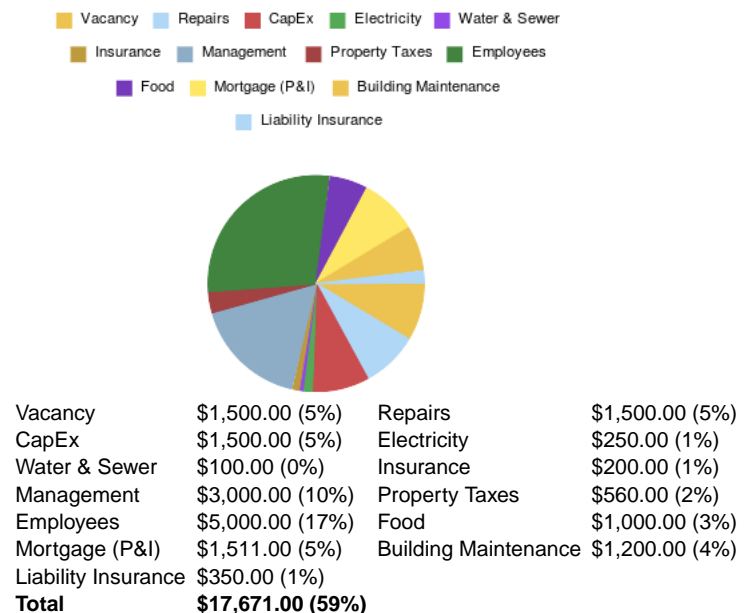
Price includes real estate and ALF business. Manager in place for 9 yrs. Recently approved for an additional 6 residents for a total of 12 beds. The company has operated continuously as an ALF for over 9 years. The facility underwent extensive renovations and has been in compliance with both Fed & State Regs.

Down Payment:	\$450,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
Monthly P&I:	\$0.00

Income



Expenses



Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Financial Projections

Total Initial Equity:	\$550,000.00		
Gross Rent Multiplier:	1.25		
Income-Expense Ratio (2% Rule):	6.30%		
Typical Cap Rate:	5.50%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$2,689,963.64		

50% Rule Cash Flow Estimates

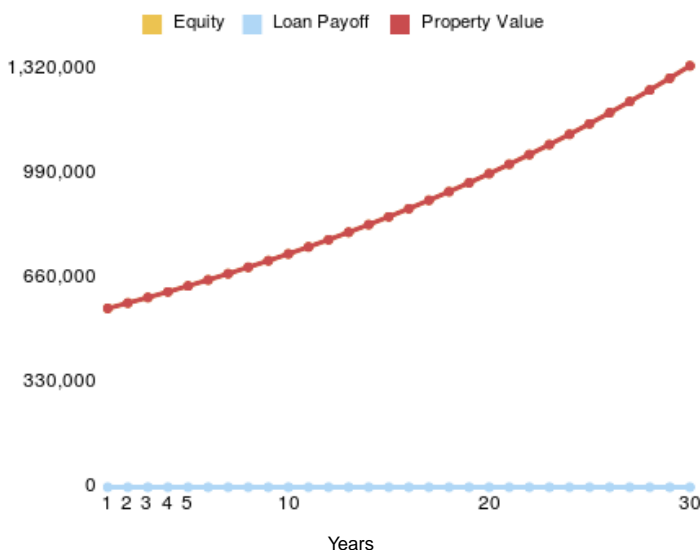
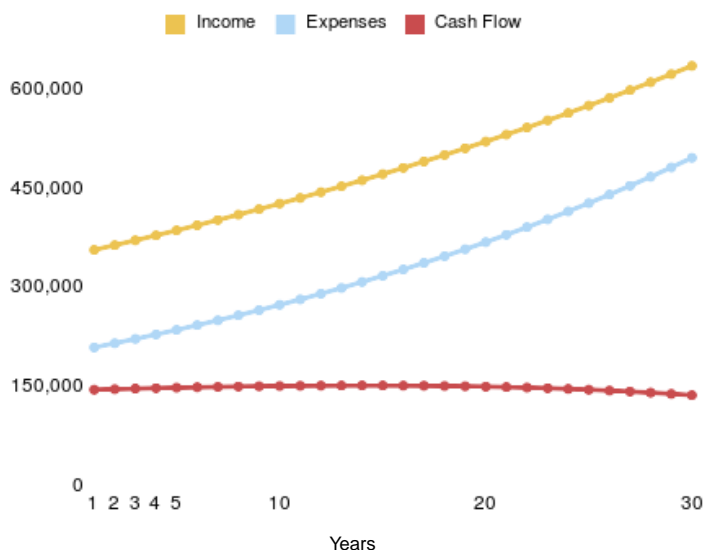
Total Monthly Income:	\$30,000.00
x50% for Expenses:	\$15,000.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cashflow using 50% Rule:	\$15,000.00

Analysis Over Time

Annual Growth Assumptions	3% Expenses		2% Income		3% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$360,000	\$367,200	\$389,676	\$430,233	\$475,012	\$524,452	\$639,304
Total Annual Expenses	\$212,052	\$218,414	\$238,666	\$276,680	\$320,748	\$371,834	\$499,714
Total Annual Cashflow	\$147,948	\$148,786	\$151,009	\$153,554	\$154,265	\$152,618	\$139,590
Cash on Cash ROI	31.05%	31.22%	31.69%	32.23%	32.37%	32.03%	29.29%
Property Value	\$566,500	\$583,495	\$637,601	\$739,154	\$856,882	\$993,361	\$1,334,994
Equity	\$566,500	\$583,495	\$637,601	\$739,154	\$856,882	\$993,361	\$1,334,994
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$192,628	\$357,050	\$857,734	\$1,714,483	\$2,593,525	\$3,486,529	\$5,267,741
Annualized Total Return	40%	32%	23%	16%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

House Size (sq. ft)	2800
Lot Size (sq. ft)	9375
Year Built	1952
Year Renovated	2017
Units	8
Stories	1
Property Type	Single Family
County Appraised Value	228920
Heating	Yes
Cooling	1
Construction	Block
Roofing	Shingle
Flooring Types	Tile
Wiring Condition	Good
Plumbing Condition	Good
Siding Material	Stucco
Other Info	The property is located between two major hospitals and near dialysis and rehab centers. It's a great location for an ALS. Zoning was recently approved for 16 residents and has recently installed fire sprinkler and alarm system and generator.

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.