

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,575.00	\$1,650.93	-\$75.93	4.27%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$7,267.00	\$16,100.00	-5.66%	4.91%

## Property Information

Purchase Price:	\$148,000.00
Purchase Closing Costs:	\$5,920.00
Estimated Repair Costs:	\$5,000.00
<b>Total Cost of Project:</b>	<b>\$158,920.00</b>
After Repair Value	\$170,000.00

## Property Description

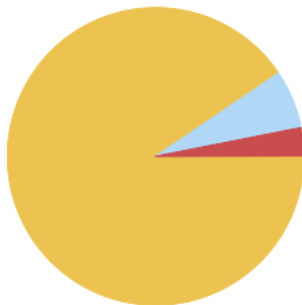
Beautiful townhouse in quiet neighborhood. Home features a spacious open living/dinning room floor plan with high ceilings, galley kitchen with pass-through window, and ceiling fans. It has a private master bedroom with a loft /den on the second floor. Great location!! It is just about a 6 minute drive to UCF's campus, near Waterford Lakes Town Cen



Down Payment:	\$5,180.00
Loan Amount:	\$142,820.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.996%
<b>Monthly P&amp;I:</b>	<b>\$681.52</b>

## Income

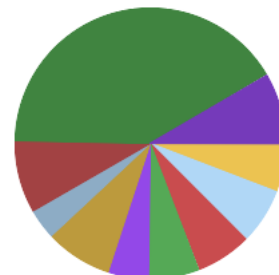
Rent Electricity Garbage



Rent	\$1,425.00	Electricity	\$100.00
Garbage	\$50.00		
<b>Total</b>	<b>\$1,575.00</b>		

## Expenses

Vacancy Repairs CapEx Electricity Water & Sewer  
PMI Insurance Management P&I Property Taxes



Vacancy	\$94.50 (6%)	Repairs	\$110.25 (7%)
CapEx	\$110.25 (7%)	Electricity	\$100.00 (6%)
Water & Sewer	\$80.00 (5%)	PMI	\$132.00 (8%)
Insurance	\$60.00 (4%)	Management	\$142.50 (9%)
P&I	\$681.52 (43%)	Property Taxes	\$139.92 (9%)
<b>Total</b>	<b>\$1,650.93 (105%)</b>		

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:	\$27,180.00
Gross Rent Multiplier:	7.83
Income-Expense Ratio (2% Rule):	0.99%
ARV based on Cap Rate:	-

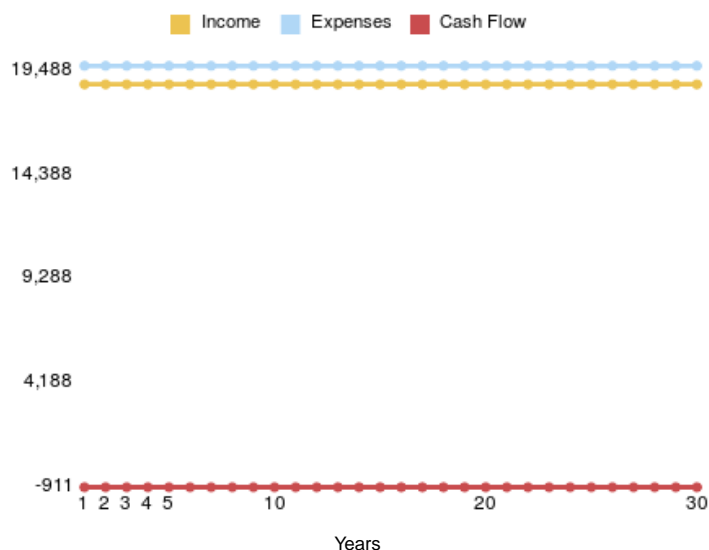
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,575.00
x50% for Expenses:	\$787.50
Monthly Payment/Interest Payment:	\$681.52
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$105.98</b>

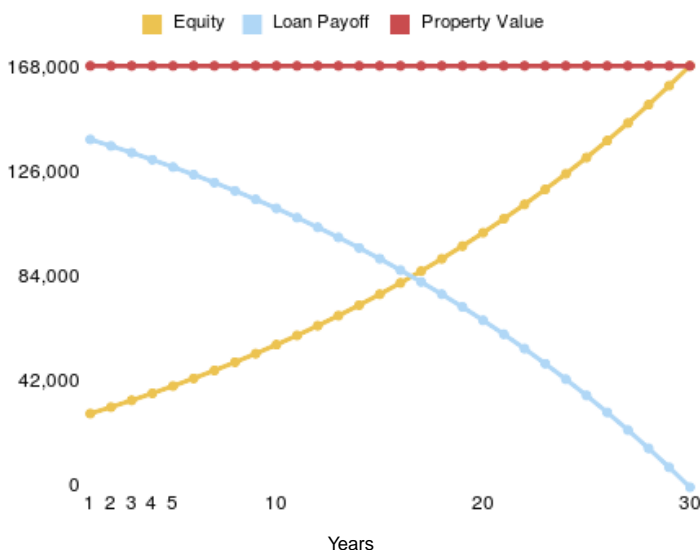
## Analysis Over Time

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900
Total Annual Expenses	\$19,811	\$19,811	\$19,811	\$19,811	\$19,811	\$19,811	\$19,811
Total Annual Cashflow	-\$911	-\$911	-\$911	-\$911	-\$911	-\$911	-\$911
Cash on Cash ROI	-5.66%	-5.66%	-5.66%	-5.66%	-5.66%	-5.66%	-5.66%
Property Value	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
Equity	\$29,697	\$32,316	\$40,831	\$57,496	\$77,840	\$102,674	\$170,000
Loan Balance	\$140,303	\$137,684	\$129,169	\$112,504	\$92,160	\$67,326	\$0
Total Profit if Sold	\$12,686	\$14,394	\$20,175	\$32,284	\$48,072	\$68,350	\$126,565
Annualized Total Return	79%	38%	18%	12%	10%	9%	8%

### 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.

---

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.