

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,800.00	\$2,357.02	\$442.98	4.15%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$23,675.00	\$20,425.00	26.03%	7.89%

## Property Information

Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$2,000.00
<b>Total Cost of Project:</b>	<b>\$304,000.00</b>
After Repair Value	\$570,410.00

## Property Description

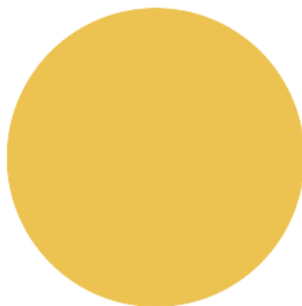
This property will be sold at a live foreclosure auction in Contra Costa County, California. Refer to the date, time and location above for details. This is a great opportunity for buyers since the final reserve may be priced at or below current market value. \*\*\*\*PAYMENT INFORMATION: Payment is due immediately upon acceptance of the winning bid



Down Payment:	\$15,000.00
Loan Amount:	\$285,000.00
Loan Points:	\$1,425.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
<b>Monthly P&amp;I:</b>	<b>\$1,529.94</b>

## Income

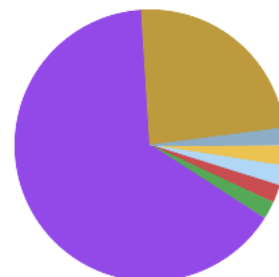
■ Rent ■ Other



Rent	\$2,800.00	Other	\$0.00
<b>Total</b>	<b>\$2,800.00</b>		

## Expenses

■ Repairs ■ CapEx ■ Garbage ■ Insurance ■ P&I  
■ Property Taxes ■ Misc



Repairs	\$56.00 (2%)	CapEx	\$56.00 (2%)
Garbage	\$50.00 (2%)	Insurance	\$50.00 (2%)
P&I	\$1,529.94 (55%)	Property Taxes	\$565.08 (20%)
Misc	\$50.00 (2%)		
<b>Total</b>	<b>\$2,357.02 (84%)</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:	\$285,410.00
Gross Rent Multiplier:	8.93
Income-Expense Ratio (2% Rule):	0.92%
ARV based on Cap Rate:	-

## 50% Rule Cash Flow Estimates

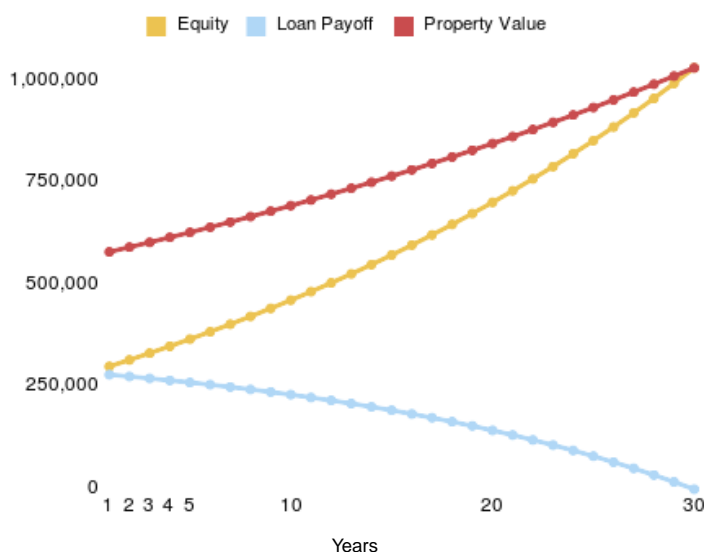
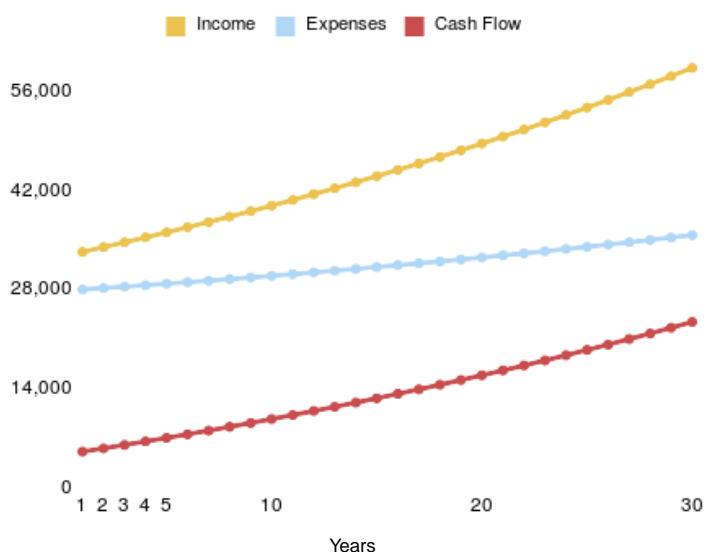
Total Monthly Income:	\$2,800.00
x50% for Expenses:	\$1,400.00
Monthly Payment/Interest Payment:	\$1,529.94
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>-\$129.94</b>

## 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	\$33,600	\$34,272	\$36,370	\$40,155	\$44,334	\$48,949	\$59,668
Total Annual Expenses	\$28,284	\$28,483	\$29,102	\$30,221	\$31,455	\$32,818	\$35,985
Total Annual Cashflow	\$5,316	\$5,789	\$7,267	\$9,935	\$12,879	\$16,131	\$23,684
Cash on Cash ROI	26.03%	28.34%	35.58%	48.64%	63.06%	78.98%	115.96%
Property Value	\$581,818	\$593,455	\$629,779	\$695,327	\$767,697	\$847,599	\$1,033,219
Equity	\$301,023	\$317,079	\$368,067	\$463,502	\$574,228	\$703,354	\$1,033,219
Loan Balance	\$280,795	\$276,375	\$261,712	\$231,825	\$193,469	\$144,245	\$0
Total Profit if Sold	\$251,005	\$272,152	\$341,264	\$476,999	\$641,773	\$840,128	\$1,360,471
Annualized Total Return	1229%	278%	78%	38%	26%	21%	15%

### 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.

<b>House Size (sq. ft)</b>	3302
<b>Lot Size (sq. ft)</b>	7013
<b>Year Built</b>	2010
<b>Stories</b>	2
<b>Property Type</b>	Single Family
<b>County Appraised Value</b>	570000

---

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.