

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,332.88	\$167.12	6.49%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,359.00	\$2,500.00	80.22%	6.68%

Property Information

MLS Number: 227371

Purchase Price:	\$170,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$172,500.00
After Repair Value	\$175,000.00

Property Description

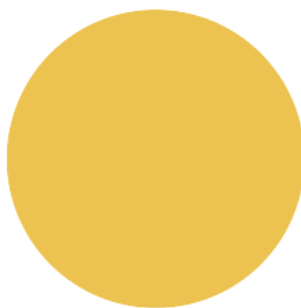
Renovated top-to-bottom! New wood-look tile floors throughout, new kitchen cabinets/granite tops, newly tiled showers & vanities in baths, updated plumbing, electrical, a/c, brand new metal roof & freshly painted too! Desirable neighborhood, oversized lot + unique location has a 150+/- foot easement behind house for added privacy.



Down Payment:	\$0.00
Loan Amount:	\$171,445.00
Loan Points:	\$1,445.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.600%
Monthly P&I:	\$779.47

Income

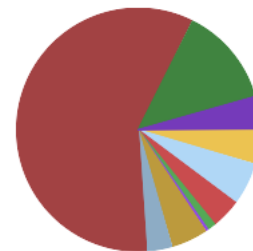
■ Rent ■ Other



Rent	\$1,500.00	Other	\$0.00
Total	\$1,500.00		

Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Water & Sewer ■ Garbage
■ Insurance ■ Management ■ P&I ■ Property Taxes
■ Lawn Main.



Vacancy	\$60.00 (4%)	Repairs	\$75.00 (5%)
CapEx	\$52.50 (4%)	Water & Sewer	\$15.00 (1%)
Garbage	\$5.00 (0%)	Insurance	\$65.00 (4%)
Management	\$45.00 (3%)	P&I	\$779.47 (52%)
Property Taxes	\$175.92 (12%)	Lawn Main.	\$60.00 (4%)
Total	\$1,332.88 (89%)		

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:	\$3,555.00
Gross Rent Multiplier:	9.44
Income-Expense Ratio (2% Rule):	0.87%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

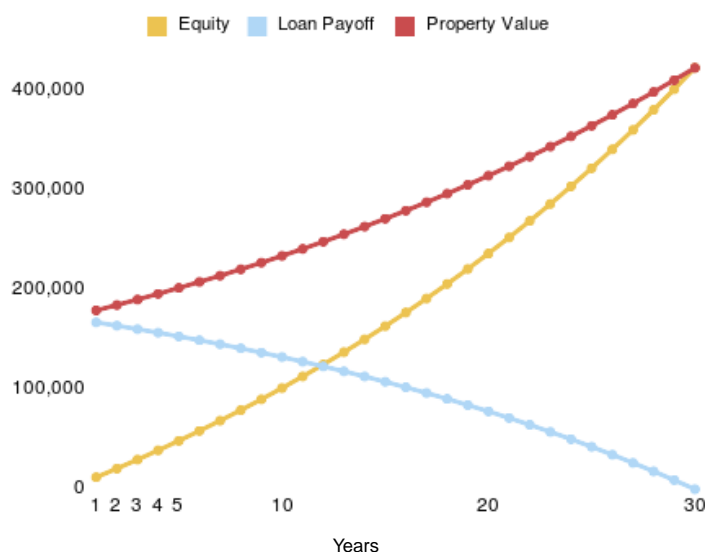
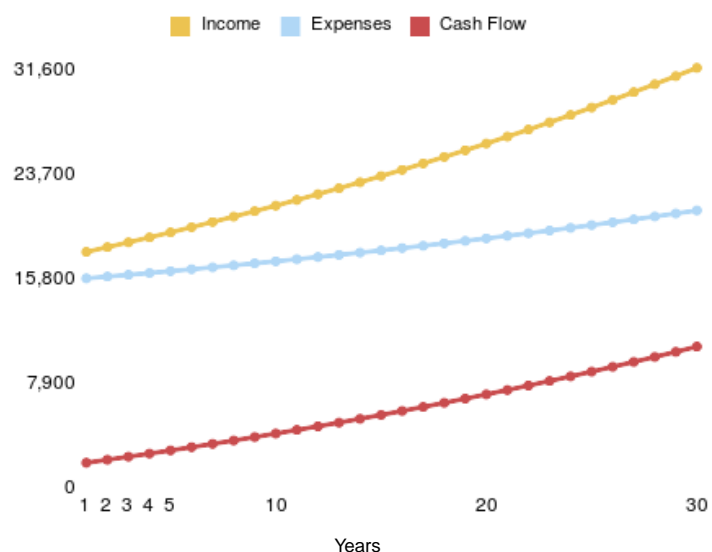
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$779.47
Total Monthly Cashflow using 50% Rule:	-\$29.47

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$18,000	\$18,360	\$19,484	\$21,512	\$23,751	\$26,223	\$31,965
Total Annual Expenses	\$15,995	\$16,127	\$16,542	\$17,290	\$18,116	\$19,028	\$21,147
Total Annual Cashflow	\$2,005	\$2,233	\$2,942	\$4,221	\$5,634	\$7,194	\$10,818
Cash on Cash ROI	80.22%	89.30%	117.67%	168.86%	225.37%	287.77%	432.73%
Property Value	\$180,250	\$185,658	\$202,873	\$235,185	\$272,644	\$316,069	\$424,771
Equity	\$12,040	\$20,800	\$48,829	\$101,969	\$164,355	\$237,617	\$424,771
Loan Balance	\$168,210	\$164,857	\$154,044	\$133,217	\$108,289	\$78,453	\$0
Total Profit if Sold	\$6,138	\$16,968	\$52,587	\$123,255	\$209,808	\$314,556	\$589,733
Annualized Total Return	246%	179%	86%	48%	34%	27%	20%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1621
Lot Size (sq. ft)	12196
Year Built	1980
Year Renovated	2019
Units	1
Stories	1
Property Type	Single Family
County Appraised Value	97070
Heating	Yes
Cooling	1
Garage	1
Construction	Wood
Roofing	Metal
Flooring Types	Tile
Wiring Condition	New
Plumbing Condition	New
Siding Material	Stucco
Other Info	Appliances included in sale: Dishwasher, Disposal, Refrigerator, Water Heater Electric, Range

Neighborhood home value have risen 4.5% over the past 12 months.

One-year prediction home values in neighborhood will increase 5.5% in the next year.