

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,625.00	\$1,424.21	\$200.79	6.85%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,653.00	\$1,000.00	240.94%	6.94%

Property Information

MLS Number: 227371

Purchase Price:	\$168,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$169,000.00
After Repair Value	\$170,000.00

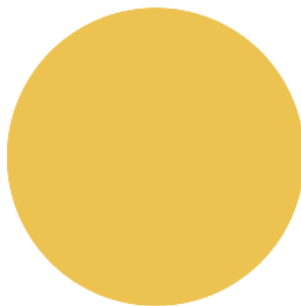
Property Description

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:	\$169,428.00
Loan Points:	\$1,428.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.600%
Monthly P&I:	\$770.30

Income

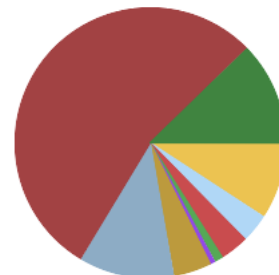
■ Rent ■ Other



Rent	\$1,625.00	Other	\$0.00
Total	\$1,625.00		

Expenses

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



Vacancy	\$130.00 (8%)	Repairs	\$48.75 (3%)
CapEx	\$48.75 (3%)	Water & Sewer	\$15.00 (1%)
Garbage	\$8.00 (0%)	Insurance	\$65.00 (4%)
Management	\$162.50 (10%)	P&I	\$770.30 (47%)
Property Taxes	\$175.92 (11%)		
Total	\$1,424.21 (88%)		

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:	\$572.00
Gross Rent Multiplier:	8.62
Income-Expense Ratio (2% Rule):	0.96%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

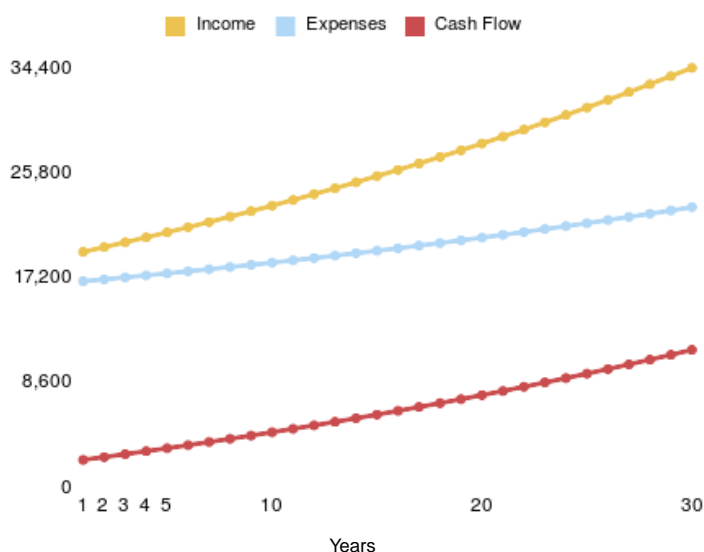
Total Monthly Income:	\$1,625.00
x50% for Expenses:	\$812.50
Monthly Payment/Interest Payment:	\$770.30
Total Monthly Cashflow using 50% Rule:	\$42.20

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	5% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$19,500	\$19,890	\$21,107	\$23,304	\$25,730	\$28,408	\$34,629
Total Annual Expenses	\$17,091	\$17,247	\$17,737	\$18,621	\$19,598	\$20,675	\$23,179
Total Annual Cashflow	\$2,409	\$2,643	\$3,370	\$4,683	\$6,132	\$7,733	\$11,450
Cash on Cash ROI	240.94%	264.25%	337.00%	468.29%	613.23%	773.27%	1145.04%
Property Value	\$178,500	\$187,425	\$216,968	\$276,912	\$353,418	\$451,061	\$734,730
Equity	\$12,269	\$24,507	\$64,736	\$145,263	\$246,403	\$373,531	\$734,730
Loan Balance	\$166,231	\$162,918	\$152,232	\$131,650	\$107,015	\$77,530	\$0
Total Profit if Sold	\$13,678	\$28,559	\$78,161	\$179,424	\$308,270	\$470,797	\$929,163
Annualized Total Return	1368%	444%	140%	68%	47%	36%	26%

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	2000
Units	1
Stories	1
Property Type	Single Family
County Appraised Value	112340
Heating	Yes
Cooling	1
Garage	1
Roofing	Metal
Flooring Types	Tile w/ wood look
Siding Material	Stucco
Other Info	Appliances included in sale: Dishwasher, Disposal, Refrigerator, Water Heater Electric, Range

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