

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$7,700.00	\$3,776.83	\$3,923.17	17.90%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$58,536.00	\$32,000.00	147.12%	29.27%

Property Information

Purchase Price:	\$200,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$30,000.00
Total Cost of Project:	\$232,000.00
After Repair Value	\$327,000.00

Property Description

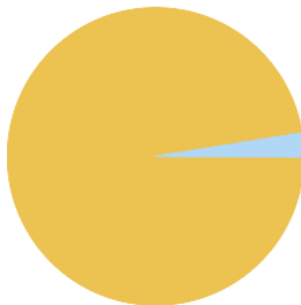
3917 Blue Gull St, North Las Vegas, NV 89032 is a single family home built in 2001. This property was last sold for \$199,000 in 2001 and currently has an estimated value of \$327,000. The \$327,000 estimated value is 22.06% greater than the median listing price of \$267,900 for the Gleneagles area.



Down Payment:	\$0.00
Loan Amount:	\$200,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$954.83

Income

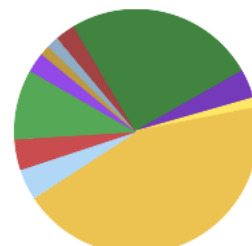
Rent Other



Rent	\$7,500.00	Other	\$200.00
Total	\$7,700.00		

Expenses

Vacancy Repairs CapEx Electricity Water & Sewer
Garbage HOA Insurance P&I Property Taxes
Security Internet



Vacancy	\$1,540.00 (20%)	Repairs	\$154.00 (2%)
CapEx	\$154.00 (2%)	Electricity	\$350.00 (5%)
Water & Sewer	\$100.00 (1%)	Garbage	\$50.00 (1%)
HOA	\$60.00 (1%)	Insurance	\$100.00 (1%)
P&I	\$954.83 (12%)	Property Taxes	\$144.00 (2%)
Security	\$50.00 (1%)	Internet	\$120.00 (2%)
Total	\$3,776.83 (49%)		

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:	\$127,000.00
Gross Rent Multiplier:	2.16
Income-Expense Ratio (2% Rule):	3.32%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

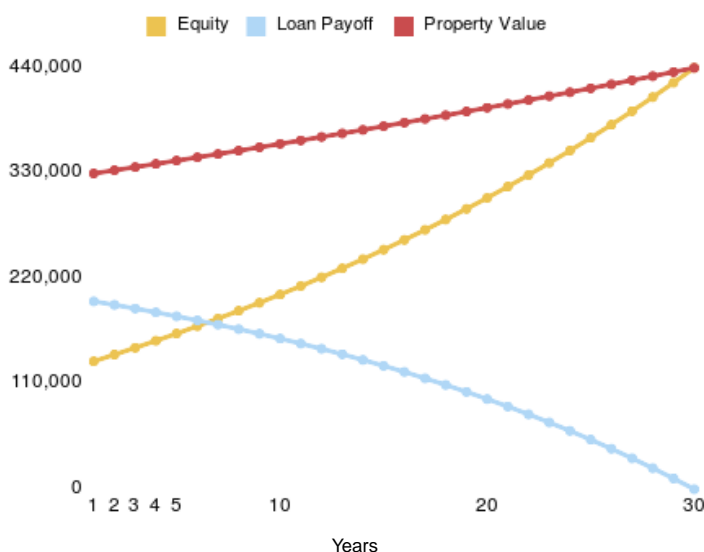
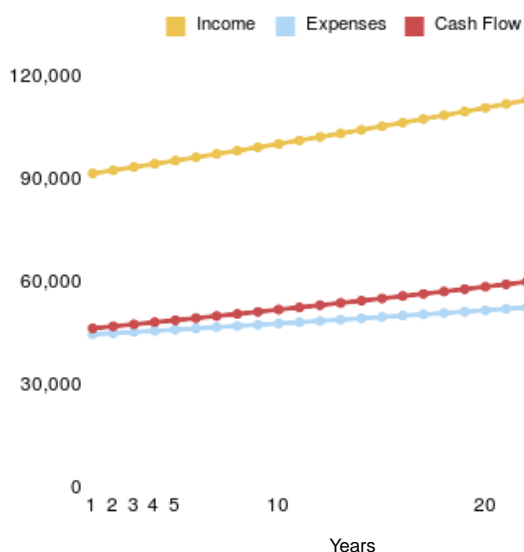
Total Monthly Income:	\$7,700.00
x50% for Expenses:	\$3,850.00
Monthly Payment/Interest Payment:	\$954.83
Total Monthly Cashflow using 50% Rule:	\$2,895.17

Analysis Over Time

Annual Growth Assumptions	1% Expenses	1% Income	1% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$92,400	\$93,324	\$96,152	\$101,057	\$106,211	\$111,629	\$123,308
Total Annual Expenses	\$45,322	\$45,661	\$46,697	\$48,495	\$50,384	\$52,369	\$56,650
Total Annual Cashflow	\$47,078	\$47,663	\$49,455	\$52,562	\$55,828	\$59,260	\$66,659
Cash on Cash ROI	147.12%	148.95%	154.55%	164.26%	174.46%	185.19%	208.31%
Property Value	\$330,270	\$333,573	\$343,680	\$361,211	\$379,637	\$399,002	\$440,747
Equity	\$133,792	\$140,760	\$162,785	\$203,644	\$250,551	\$304,693	\$440,747
Loan Balance	\$196,478	\$192,812	\$180,895	\$157,568	\$129,086	\$94,309	\$0
Total Profit if Sold	\$148,870	\$203,502	\$372,088	\$669,480	\$988,930	\$1,332,438	\$2,101,176
Annualized Total Return	465%	171%	66%	36%	26%	21%	15%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	3032
Lot Size (sq. ft)	6098
Year Built	2001
Stories	2
Property Type	Single Family
County Appraised Value	327000
Heating	Yes
Cooling	1
Garage	1
Construction	Stick
Wiring Condition	Good
Plumbing Condition	Fair
Siding Material	Stucco

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