

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,300.00	\$411 / \$515	\$889 / \$785	11.69%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$13,892.00	\$39,579.20	26.9% / 59.1%	18.55%

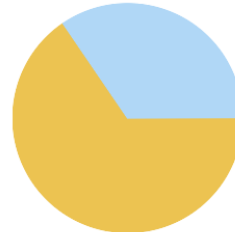
<b>Purchase Price:</b>	<b>\$74,900.00</b>
Purchase Closing Costs:	\$4,000.00
Estimated Repairs:	\$20,000.00
Total Project Cost:	\$98,900.00
After Repair Value:	\$118,829.00
Estimated Rehab Time:	3 Months
Time to Refinance:	6 Months

<b>Acquisition:</b>	
Down Payment:	\$14,980.00
Loan Amount:	\$59,920.00
Loan Points/Fees:	\$599.20
Amortized Over:	30 years
Loan Interest Rate:	3.50%
Monthly P&I:	\$269.07
Total Cash Needed At Purchase:	\$39,579.20

<b>Refinance:</b>	
Loan Amount:	\$83,000.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.50%
Monthly P&I:	\$372.71
Total Cash Invested:	\$15,929.25

## Pre-Refinance Expenses

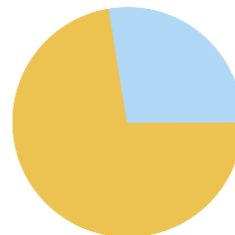
■ P&I ■ Property Taxes



P&I	\$269.07 (21%)
Property Taxes	\$142.33 (11%)
<b>Total</b>	<b>\$411.40 (32%)</b>

## Post-Refinance Expenses

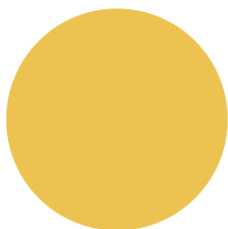
■ P&I ■ Property Taxes



P&I	\$372.71 (29%)
Property Taxes	\$142.33 (11%)
<b>Total</b>	<b>\$515.04 (40%)</b>

## Income

■ Rent ■ Other



Rent	\$1,300.00
Other	\$0.00
<b>Total</b>	<b>\$1,300.00</b>

## Financial Projections

Total Initial Equity:	\$58,909.00
Gross Rent Multiplier:	4.80
Income-Expense Ratio (2% Rule):	1.31%
ARV based on Cap Rate:	-
Debt Coverage Ratio:	4.30 / 3.11

### 50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$1,300
x50% for Expenses:	\$650
Monthly Payment/Interest Payment:	\$269
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$381</b>

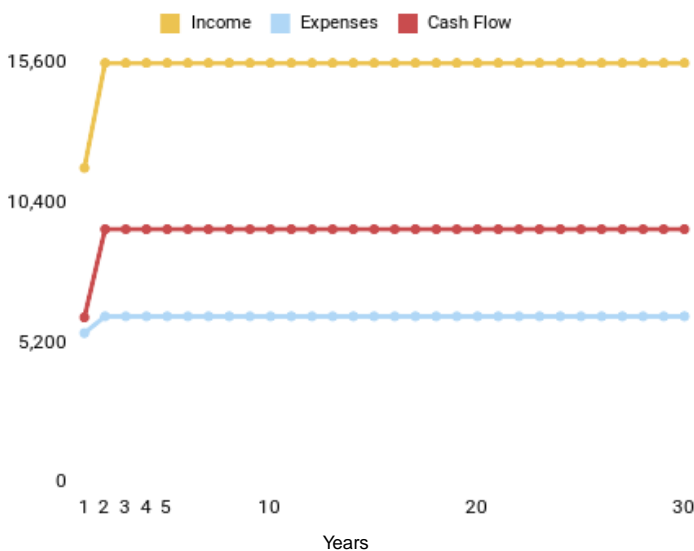
### 50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$1,300
x50% for Expenses:	\$650
Monthly Payment/Interest Payment:	\$373
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$277</b>

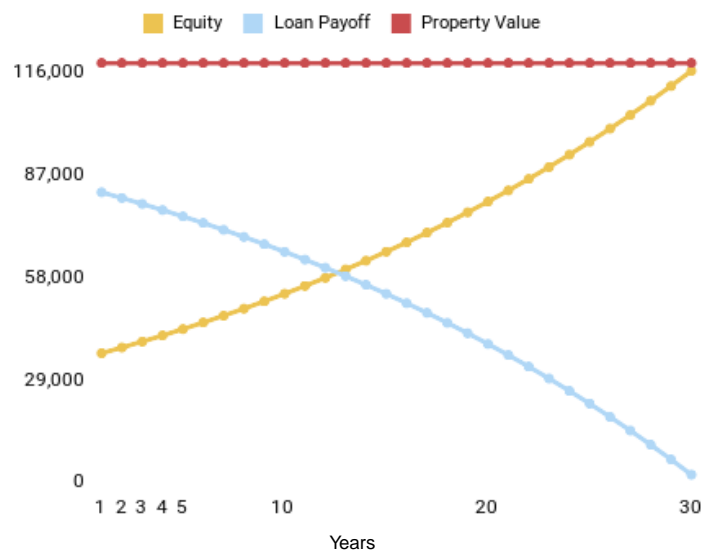
## Analysis Over Time

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$11,700	\$15,600	\$15,600	\$15,600	\$15,600	\$15,600	\$15,600
Total Annual Expenses	\$5,559	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180
Total Annual Cashflow	\$6,141	\$9,420	\$9,420	\$9,420	\$9,420	\$9,420	\$9,420
Cash on Cash ROI	38.55%	59.13%	59.13%	59.13%	59.13%	59.13%	59.13%
Property Value	\$118,829	\$118,829	\$118,829	\$118,829	\$118,829	\$118,829	\$118,829
Equity	\$36,618	\$38,239	\$39,918	\$41,656	\$53,464	\$79,578	\$116,615
Loan Balance	\$82,211	\$80,590	\$78,911	\$77,173	\$65,365	\$39,251	\$2,214
Total Profit if Sold	\$26,831	\$37,871	\$48,969	\$60,127	\$128,452	\$248,761	\$379,993
Annualized Total Return	168%	84%	60%	48%	25%	15%	11%

### Income, Expenses and Cash Flow (in \$)



### Loan Balance, Value and Equity (in \$)



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