



## 2523 Brady St

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,980.00	\$2,607.12	\$372.88	7.39%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$18,463.20	\$11,250.00	39.77%	7.39%

### Property Information

Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$252,500.00</b>
After Repair Value	

Down Payment:	\$8,750.00
Loan Amount:	\$241,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.100%
<b>Monthly P&amp;I:</b>	<b>\$1,165.72</b>



### Income

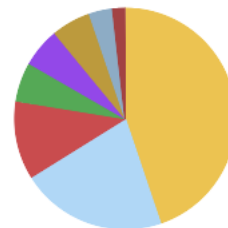
rent 1 rent 2 rent 3 rent 4



rent 1	\$745.00	rent 2	\$745.00
rent 3	\$745.00	rent 4	\$745.00
<b>Total</b>	<b>\$2,980.00</b>		

### Expenses

Mortgage Payment Property Taxes Management  
Insurance Maintenance Cap. Ex. Vacancy  
lawn / snow Electricity Gas Water & sewer HOA fees  
Garbage



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	lawn / snow	\$50.00
Vacancy	\$89.40	Maintenance	\$149.00
Cap. Ex.	\$149.00	Management	\$298.00
Insurance	\$150.00	Property Taxes	\$556.00
Mortgage Payment	\$1,165.72		
<b>Total</b>	<b>\$2,607.12</b>		

Use of this calculator signifies your agreement to our Terms of Use and the terms posted below. 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.

## Financial Projections

Total Initial Equity:	-\$241,250.00		
Gross Rent Multiplier:	6.99		
Income-Expense Ratio (2% Rule):	1.18%		
Typical Cap Rate:	7.39%	Debt Coverage Ratio:	1.32
ARV based on Cap Rate:	\$250,000.00		

## 50% Rule Cash Flow Estimates

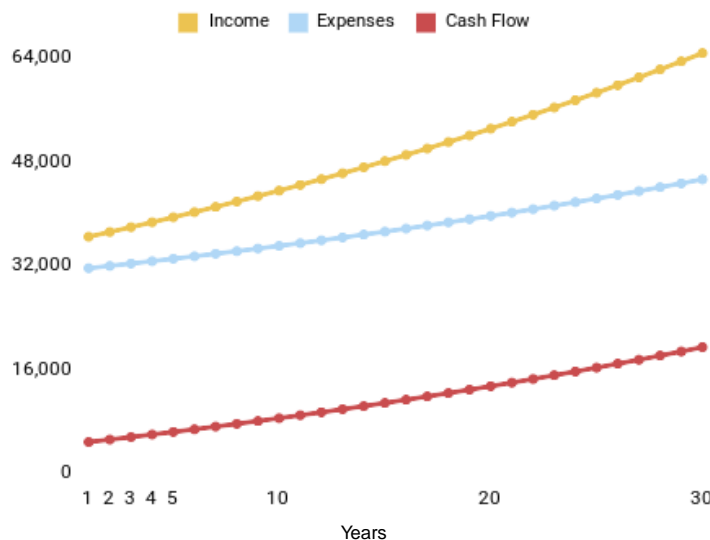
Total Monthly Income:	\$2,980.00
x50% for Expenses:	\$1,490.00
Monthly Payment/Interest Payment:	\$1,165.72
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$324.28</b>

## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,475	\$37,205	\$39,482	\$43,591	\$48,128	\$53,137	\$64,774
Total Annual Expenses	\$31,631	\$31,984	\$33,086	\$35,073	\$37,268	\$39,691	\$45,319
Total Annual Cashflow	\$4,844	\$5,221	\$6,396	\$8,518	\$10,860	\$13,447	\$19,455
Cash on Cash ROI	43.06%	46.40%	56.86%	75.72%	96.54%	119.53%	172.93%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$17,925	\$27,375	\$57,465	\$114,042	\$179,934	\$256,888	\$452,840
Loan Balance	\$237,075	\$232,725	\$218,555	\$190,706	\$156,533	\$114,599	\$0
Total Profit if Sold	\$11,519	\$26,189	\$74,277	\$169,117	\$284,533	\$423,445	\$785,930
Annualized Total Return	102%	82%	50%	32%	24%	20%	15%

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

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



Use of this calculator signifies your agreement to our Terms of Use and the terms posted below.

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.

House Size (sq. ft)  
Year Built

5136.0  
1921

