

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,500.00	\$2,271 / \$1,221	\$229 / \$1,279	6.38%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,367.00	\$16,383,267.00	0.0% / 0.1%	8.72%

Purchase Price:	\$245,000.00
Purchase Closing Costs:	\$2,558.00
Estimated Repairs:	\$40,000.00
Total Project Cost:	\$287,558.00
After Repair Value:	\$335,000.00
Estimated Rehab Time:	1 Month
Time to Refinance:	6 Months

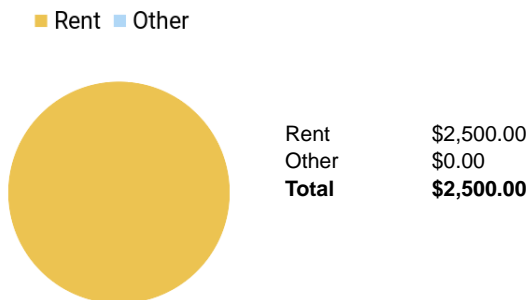
Acquisition:

Down Payment:	\$49,000.00
Loan Amount:	\$196,000.00
Loan Points/Fees:	\$16,291,709.00
Amortized Over:	0 years
Loan Interest Rate:	9.50%
Monthly P&I:	\$1,551.67
Total Cash Needed At Purchase:	\$16,383,267.00

Refinance:

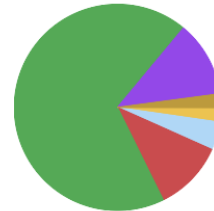
Loan Amount:	\$100,500.00
Loan Fees:	\$4,000.00
Amortized Over:	30 years
Loan Interest Rate:	4.38%
Monthly P&I:	\$501.78
Total Cash Invested:	\$16,482,767.00

Income



Pre-Refinance Expenses

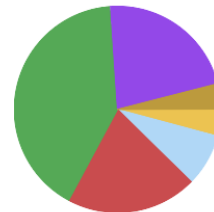
■ Vacancy ■ Insurance ■ Management ■ P&I
■ Property Taxes ■ Misc



Vacancy	\$50.00 (2%)
Insurance	\$100.00 (4%)
Management	\$250.00 (10%)
P&I	\$1,551.67 (62%)
Property Taxes	\$269.42 (11%)
Misc	\$50.00 (2%)
Total	\$2,271.08 (91%)

Post-Refinance Expenses

■ Vacancy ■ Insurance ■ Management ■ P&I
■ Property Taxes ■ Misc



Vacancy	\$50.00 (2%)
Insurance	\$100.00 (4%)
Management	\$250.00 (10%)
P&I	\$501.78 (20%)
Property Taxes	\$269.42 (11%)
Misc	\$50.00 (2%)
Total	\$1,221.20 (49%)

Financial Projections

Total Initial Equity:	\$139,000.00
Gross Rent Multiplier:	8.17
Income-Expense Ratio (2% Rule):	0.87%
ARV based on Cap Rate:	-
Debt Coverage Ratio:	1.15 / 3.55

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$2,500
x50% for Expenses:	\$1,250
Monthly Payment/Interest Payment:	\$1,552
Total Monthly Cashflow using 50% Rule:	-\$302

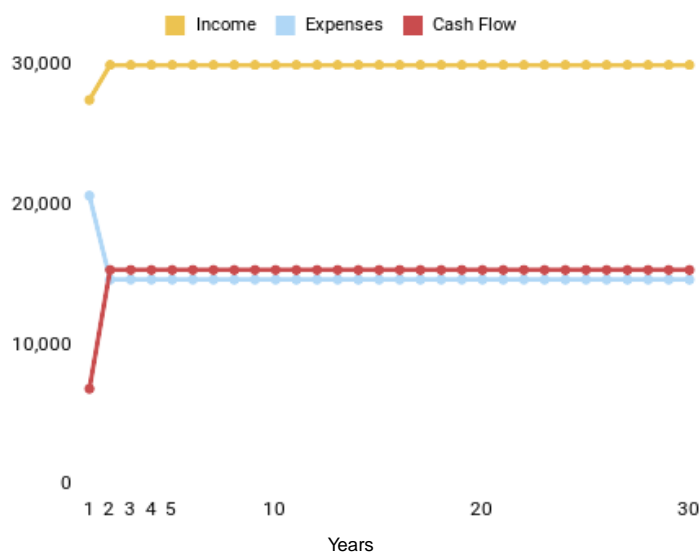
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$2,500
x50% for Expenses:	\$1,250
Monthly Payment/Interest Payment:	\$502
Total Monthly Cashflow using 50% Rule:	\$748

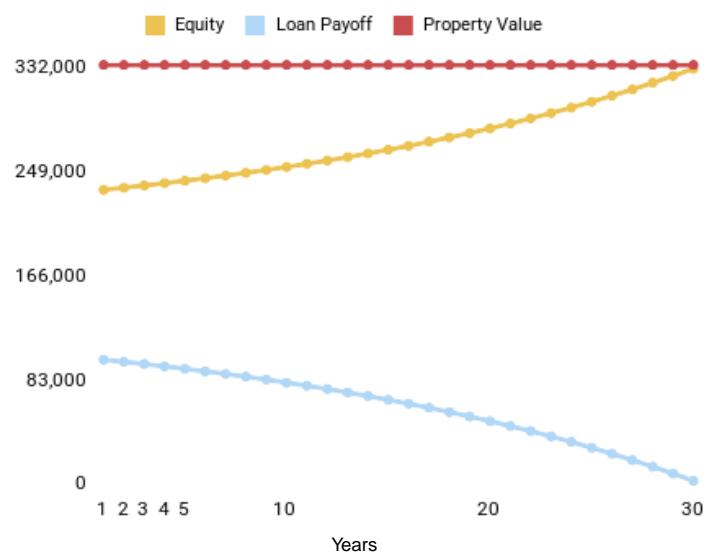
Analysis Over Time

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$27,500	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Total Annual Expenses	\$20,654	\$14,654	\$14,654	\$14,654	\$14,654	\$14,654	\$14,654
Total Annual Cashflow	\$6,846	\$15,346	\$15,346	\$15,346	\$15,346	\$15,346	\$15,346
Cash on Cash ROI	0.04%	0.09%	0.09%	0.09%	0.09%	0.09%	0.09%
Property Value	\$335,000	\$335,000	\$335,000	\$335,000	\$335,000	\$335,000	\$335,000
Equity	\$235,320	\$237,014	\$238,783	\$240,632	\$253,592	\$284,380	\$332,027
Loan Balance	\$99,680	\$97,986	\$96,217	\$94,368	\$81,408	\$50,620	\$2,973
Total Profit if Sold	-\$16,240,601	-\$16,223,561	-\$16,206,446	-\$16,189,252	-\$16,084,218	-\$15,899,974	-\$15,698,870
Annualized Total Return	-99%	-87%	-74%	-63%	-31%	-15%	-10%

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.