



2004 E Gordon St/ Rental

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$590.00	\$337.70	\$252.30	11.08%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,430.00	\$11,000.00	27.52%	14.77%

Property Information

MLS Number: 19072180

Purchase Price:	\$30,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$3,500.00
Total Cost of Project:	\$35,000.00
After Repair Value	\$40,000.00



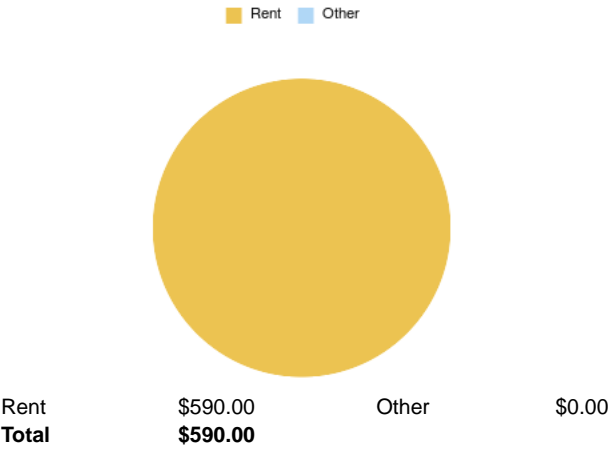
Property Description

Cute bungalow with great curb appeal. This three bedroom, two bathroom home has some updated features. The kitchen features newer white cabinets and counter tops, the master bathroom shower has been converted to handicap accessible. The furnace and hot water heater will both be replaced.

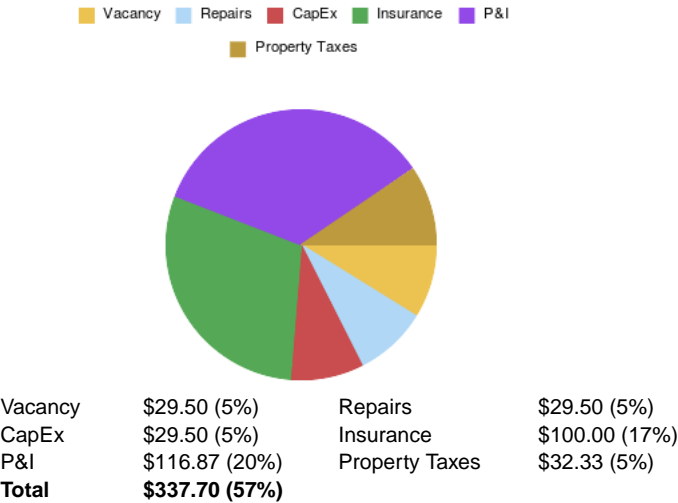
Down Payment:	\$6,000.00
Loan Amount:	\$24,480.00
Loan Points:	\$480.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$116.87

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.

Income



Expenses



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Financial Projections

Total Initial Equity:	\$15,520.00
Gross Rent Multiplier:	4.24
Income-Expense Ratio (2% Rule):	1.69%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

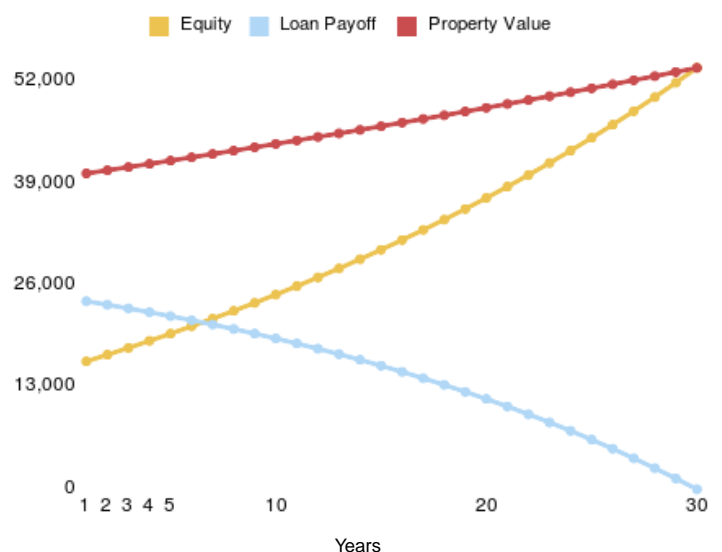
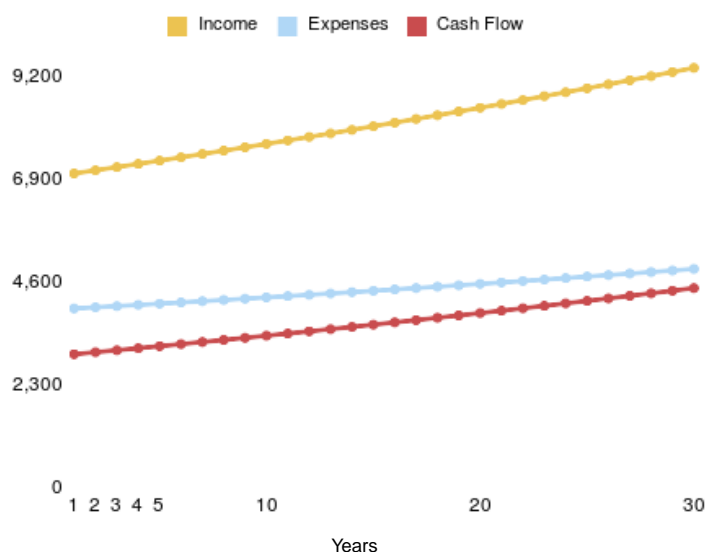
Total Monthly Income:	\$590.00
x50% for Expenses:	\$295.00
Monthly Payment/Interest Payment:	\$116.87
Total Monthly Cashflow using 50% Rule:	\$178.13

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	\$7,080	\$7,151	\$7,367	\$7,743	\$8,138	\$8,553	\$9,448
Total Annual Expenses	\$4,052	\$4,079	\$4,160	\$4,301	\$4,449	\$4,604	\$4,939
Total Annual Cashflow	\$3,028	\$3,072	\$3,207	\$3,443	\$3,690	\$3,949	\$4,509
Cash on Cash ROI	27.52%	27.93%	29.16%	31.30%	33.54%	35.90%	40.99%
Property Value	\$40,400	\$40,804	\$42,040	\$44,185	\$46,439	\$48,808	\$53,914
Equity	\$16,351	\$17,204	\$19,899	\$24,899	\$30,639	\$37,264	\$53,914
Loan Balance	\$24,049	\$23,600	\$22,142	\$19,286	\$15,800	\$11,543	\$0
Total Profit if Sold	\$7,167	\$11,079	\$23,223	\$44,896	\$68,518	\$94,295	\$153,320
Annualized Total Return	65%	42%	25%	18%	14%	12%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

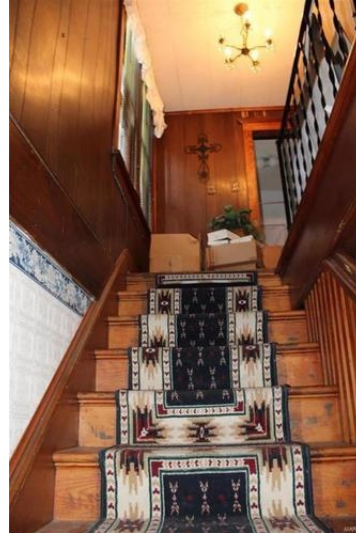


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