



**Monthly Income: Monthly Expenses: Monthly Cash Flow: Pro Forma Cap Rate:** \$1,721 / \$2,058 \$2,200.00 \$479 / \$142 4.22% NOI **Total Cash Needed Purchase Cap Rate Cash on Cash ROI** \$95,400.00 6.0% / 11.7% 6.12% \$9,796.00

Purchase Price:	\$160,000.00
Purchase Closing Costs:	\$3,400.00
Estimated Repairs:	\$12,000.00
Total Project Cost:	\$175,400.00
After Repair Value:	\$232,000.00
Estimated Rehab Time:	6 Months
Time to Refinance:	6 Months

■ Vacancy ■ Repairs ■ CapEx ■ Insura ■ Property Taxes ■ Utilities	ince P&I	
	Vacancy Repairs CapEx Insurance P&I Property Taxes Utilities Total	\$66.00 (3%) \$176.00 (8%) \$110.00 (5%) \$65.00 (3%) \$337.28 (15%) \$166.67 (8%) \$800.00 (36%) \$1,720.95 (78%)

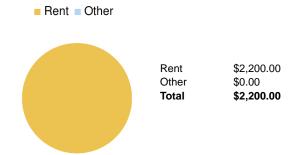
**Pre-Refinance Expenses** 

Acquisition:	
Down Payment:	\$80,000.00
Loan Amount:	\$80,000.00
Loan Points/Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.00%
Monthly P&I:	\$337.28
Total Cash Needed At Purchase:	\$95,400.00

Post-Refinance Expenses				
■ Vacancy ■ Repairs ■ CapEx ■ Insurance ■ ■ Property Taxes ■ Utilities	P&I			
	Vacancy Repairs CapEx Insurance P&I Property Taxes Utilities Total	\$66.00 (3%) \$176.00 (8%) \$110.00 (5%) \$65.00 (3%) \$674.57 (31%) \$166.67 (8%) \$800.00 (36%) \$2,058.23 (94%)		

# Refinance: Loan Amount: \$160,000.00 Loan Fees: Amortized Over: 30 years Loan Interest Rate: 3.00% Monthly P&I: \$674.57 Total Cash Invested: \$14,571.14

## Income



# **Financial Projections**

Total Initial Equity: \$152,000.00
Gross Rent Multiplier: 6.06
Income-Expense Ratio (2% Rule): 1.25%
ARV based on Cap Rate:

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

# 50% Rule Cash Flow Estimates Post-Refinance

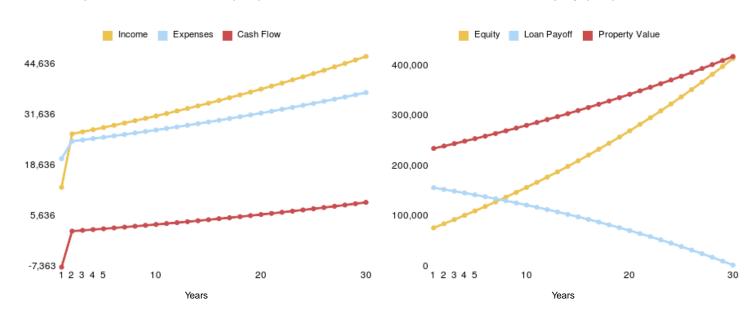
Total Monthly Income:	\$2,200	Total Monthly Income:	\$2,200
x50% for Expenses:	\$1,100	x50% for Expenses:	\$1,100
Monthly Payment/Interest Payment:	\$337	Monthly Payment/Interest Payment:	\$675
Total Monthly Cashflow using 50% Rule:	\$763	Total Monthly Cashflow using 50% Rule:	\$425

## **Analysis Over Time**

Annual Growth	2%			2%			
Assumptions	Expenses			Property Value			
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$13,200	\$26,928	\$27,467	\$28,016	\$31,550	\$38,460	\$46,882
Total Annual Expenses	\$20,563	\$25,031	\$25,370	\$25,715	\$27,938	\$32,284	\$37,581
Total Annual Cashflow	-\$7,363	\$1,897	\$2,097	\$2,301	\$3,612	\$6,176	\$9,301
Cash on Cash ROI	-50.53%	13.02%	14.39%	15.79%	24.79%	42.39%	63.83%
Property Value	\$236,640	\$241,373	\$246,200	\$251,124	\$282,807	\$344,740	\$420,236
Equity	\$78,298	\$86,421	\$94,743	\$103,267	\$158,971	\$271,907	\$416,224
Loan Balance	\$158,342	\$154,951	\$151,457	\$147,857	\$123,835	\$72,833	\$4,012
Total Profit if Sold	\$56,363	\$66,384	\$76,803	\$87,628	\$161,651	\$324,393	\$547,149
Annualized Total Return	387%	136%	84%	63%	28%	17%	13%

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

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



House Size (sq. ft) 1292 Units 1 **Stories** 2

**Property Type** Single Family

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