BiggerPockets®

1129 Arco Dr

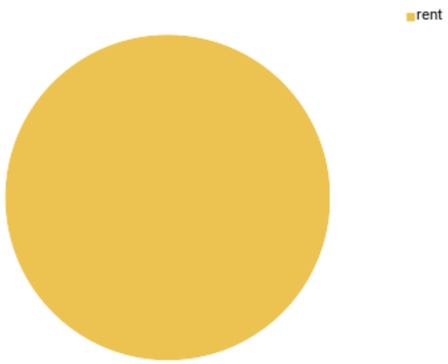
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$22,500.00	$18,667.13	$3,832.87	5.62%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$168,588.00	$912,500.00	5.04%	6.74%

Property Information

Purchase Price:	$2,500,000.00
Purchase Closing Costs:	$37,500.00
Estimated Repair Costs:	$250,000.00
Total Cost of Project:	**$2,787,500.00**
After Repair Value	$2,999,999.00

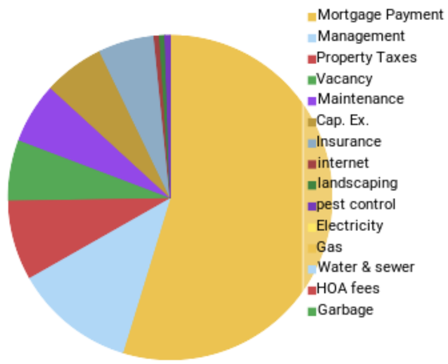
Down Payment:	$625,000.00
Loan Amount:	$1,875,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	29 years
Loan Interest Rate:	5.000%
Monthly P&I:	**$10,216.13**

Income



rent	$22,500.00
Total	**$22,500.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	internet	$100.00
landscaping	$100.00	pest control	$100.00
Vacancy	$1,125.00	Maintenance	$1,125.00
Cap. Ex.	$1,125.00	Management	$2,250.00
Insurance	$1,041.00	Property Taxes	$1,485.00
Mortgage Payment	$10,216.13		
Total	**$18,667.13**		

Financial Projections

Total Initial Equity:	$1,124,999.00		
Gross Rent Multiplier:	9.26		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	6.74%	Debt Coverage Ratio:	1.38
ARV based on Cap Rate:	$2,500,000.00		

50% Rule Cash Flow Estimates

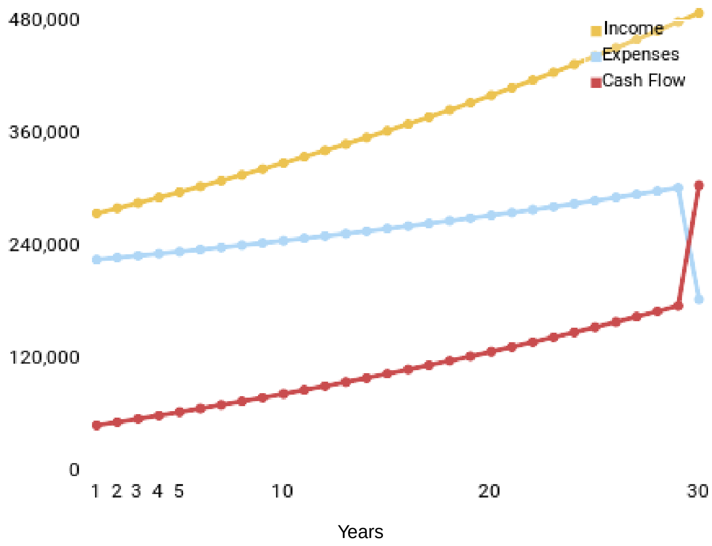
Total Monthly Income:	$22,500.00
x50% for Expenses:	$11,250.00
Monthly Payment/Interest Payment:	$10,216.13
Total Monthly Cash Flow using 50% Rule:	**$1,033.87**

Analysis Over Time

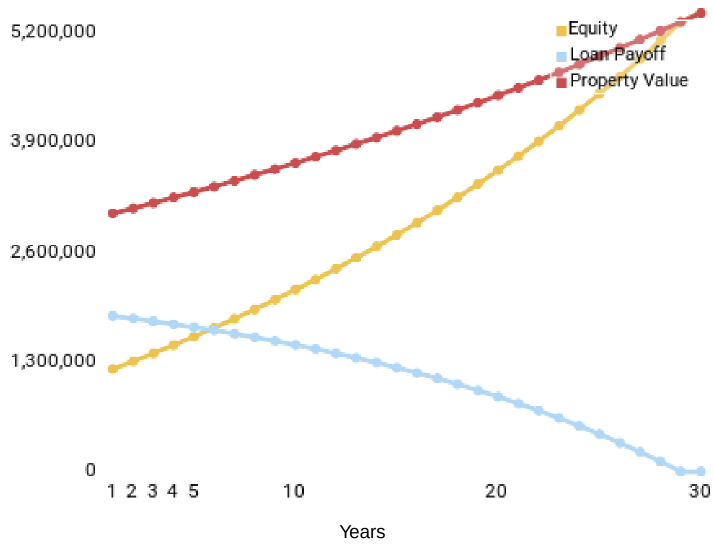
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$275,400	$280,908	$298,102	$329,128	$363,384	$401,206	$489,068
Total Annual Expenses	$226,034	$228,103	$234,561	$246,214	$259,081	$273,286	$183,694
Total Annual Cashflow	$49,366	$52,805	$63,541	$82,914	$104,304	$127,919	$305,374
Cash on Cash ROI	5.41%	5.79%	6.96%	9.09%	11.43%	14.02%	33.47%
Property Value	$3,059,999	$3,121,199	$3,312,241	$3,656,982	$4,037,604	$4,457,841	$5,434,083
Equity	$1,214,513	$1,306,737	$1,600,703	$2,155,223	$2,805,068	$3,570,814	$5,434,083
Loan Balance	$1,845,486	$1,814,462	$1,711,538	$1,501,759	$1,232,536	$887,027	$0
Total Profit if Sold	$351,379	$496,408	$970,120	$1,899,699	$3,027,436	$4,384,612	$7,942,447
Compound Annual Growth Rate	39%	24%	16%	12%	10%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1961