

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,400.00	\$3,085.85	\$314.15	6.26%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,096.00	\$27,907.50	13.51%	6.26%

Property Information

Purchase Price:	\$385,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$390,000.00
After Repair Value	\$385,000.00

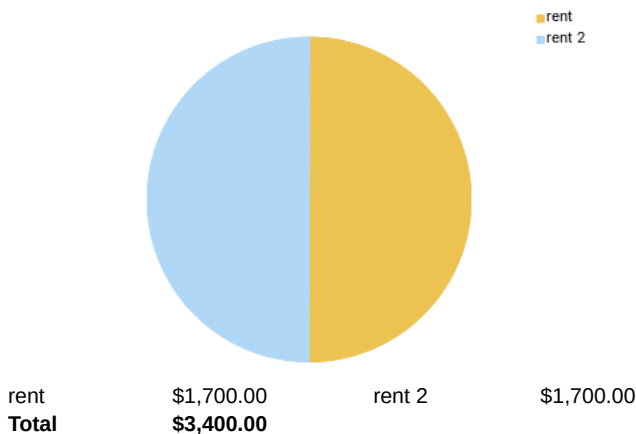
Property Description

MLS #14578641 - The unit is next to the railroad tracks! Both sides are currently vacant. Both sides were recently painted as well as the exterior building. One side was also recently remodeled with new hardwood floors, new carpet, granite in the kitchen, new vanities and lighting, and a brand new HVAC system.

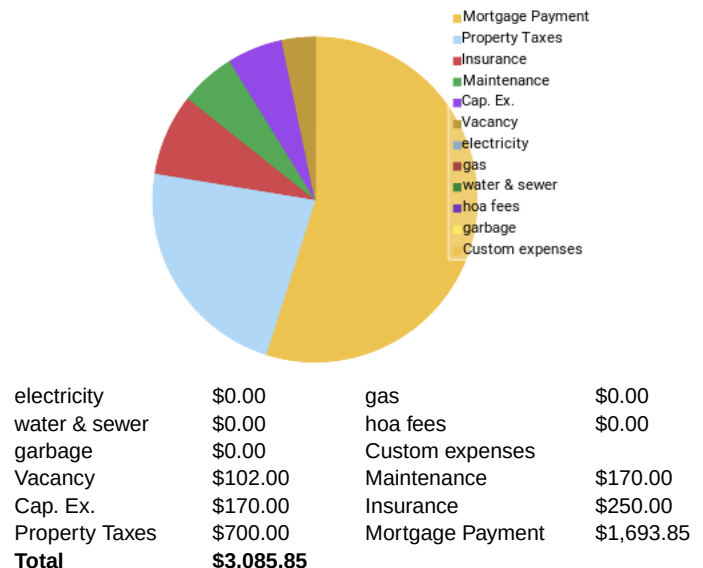


Down Payment:	\$19,250.00
Loan Amount:	\$365,750.00
Loan Points:	1.0
Loan Fees:	\$3,657.50
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$1,693.85

Income



Expenses



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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:	\$19,250.00		
Gross Rent Multiplier:	9.44		
Income-Expense Ratio (2% Rule):	0.87%		
Typical Cap Rate:	6.26%	Debt Coverage Ratio:	1.19
ARV based on Cap Rate:	\$385,000.00		

50% Rule Cash Flow Estimates

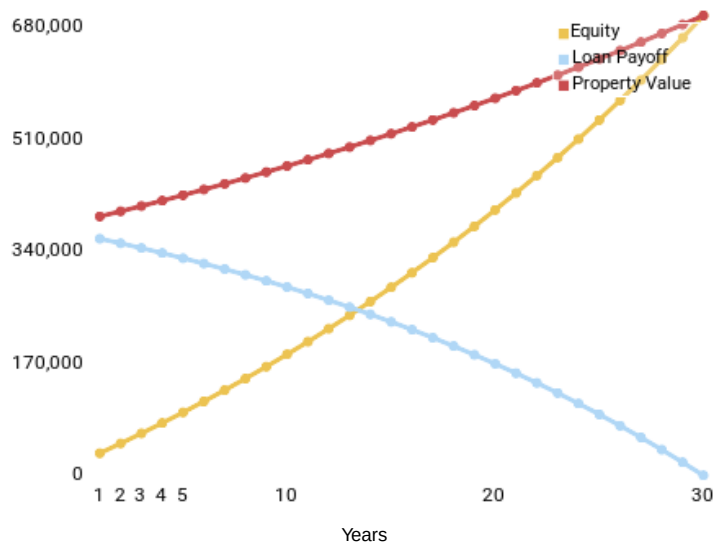
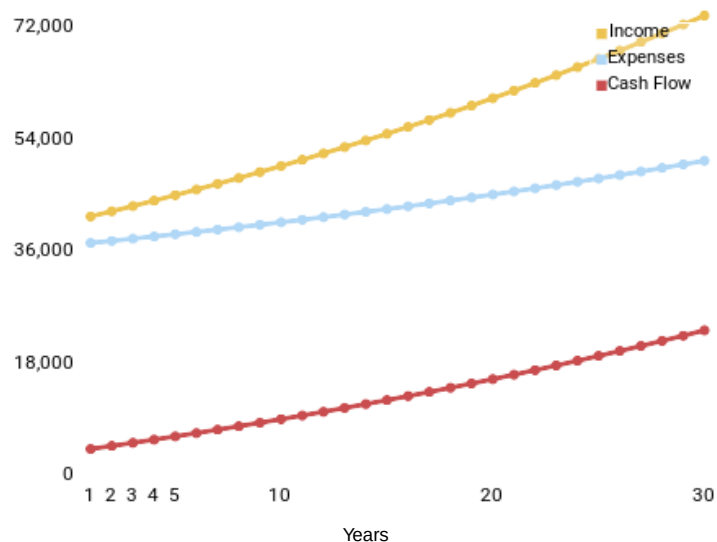
Total Monthly Income:	\$3,400.00
x50% for Expenses:	\$1,700.00
Monthly Payment/Interest Payment:	\$1,693.85
Total Monthly Cash Flow using 50% Rule:	\$6.15

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	\$41,616	\$42,448	\$45,046	\$49,735	\$54,911	\$60,627	\$73,904
Total Annual Expenses	\$37,364	\$37,705	\$38,769	\$40,688	\$42,808	\$45,147	\$50,583
Total Annual Cashflow	\$4,252	\$4,743	\$6,278	\$9,047	\$12,104	\$15,479	\$23,320
Cash on Cash ROI	15.24%	17.00%	22.49%	32.42%	43.37%	55.47%	83.56%
Property Value	\$392,700	\$400,554	\$425,071	\$469,313	\$518,159	\$572,090	\$697,374
Equity	\$33,675	\$48,511	\$95,613	\$183,619	\$285,239	\$402,809	\$697,374
Loan Balance	\$359,025	\$352,043	\$329,458	\$285,694	\$232,920	\$169,281	\$0
Total Profit if Sold	\$10,020	\$29,599	\$93,980	\$221,571	\$377,476	\$565,557	\$1,056,761
Compound Annual Growth Rate	36%	44%	34%	24%	20%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	2430.0
Year Built	1986

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