

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,586.08	\$213.92	5.56%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,173.00	\$17,280.00	14.86%	5.56%

Property Information

MLS Number: PAPH826964

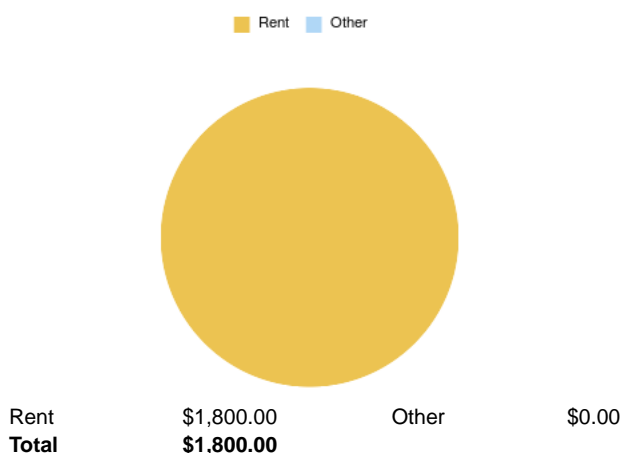
Purchase Price:	\$183,000.00
Purchase Closing Costs:	\$7,130.00
Estimated Repair Costs:	\$1,000.00
Total Cost of Project:	\$191,130.00
After Repair Value	\$183,000.00

Property Description

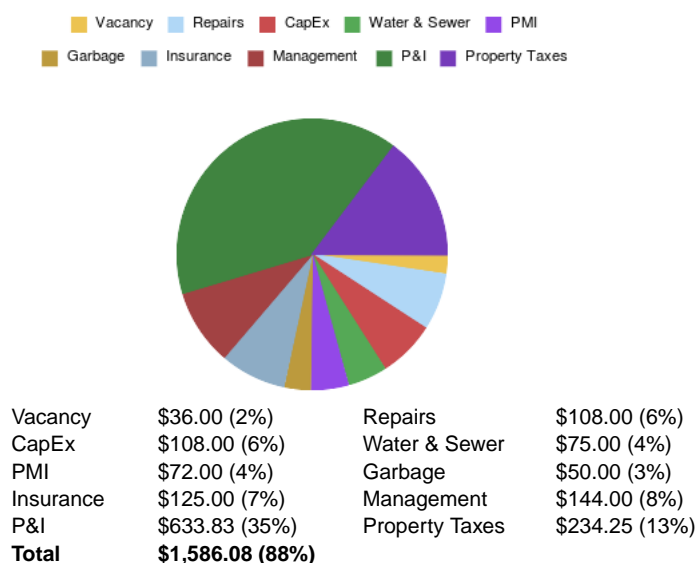
Stone front Manayunk row with close proximity to Main street. Close to train and bus. Porch front entrance to main level open living and dining area. Updated kitchen with stainless steel appliances. The kitchen boasts maple cabinets, granite counter tops, recessed lighting, and ceramic tiles. Kitchen exits to yard. Original pine wood floors have been

Down Payment:	\$9,150.00
Loan Amount:	\$173,850.00
Loan Points:	\$0.00
Loan Fees:	
Loan Interest Rate:	4.375%
Monthly P&I:	\$633.83

Income



Expenses



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.

Financial Projections

Total Initial Equity:	\$9,150.00		
Gross Rent Multiplier:	8.47		
Income-Expense Ratio (2% Rule):	0.94%		
Typical Cap Rate:	30.00%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$33,910.00		

50% Rule Cash Flow Estimates

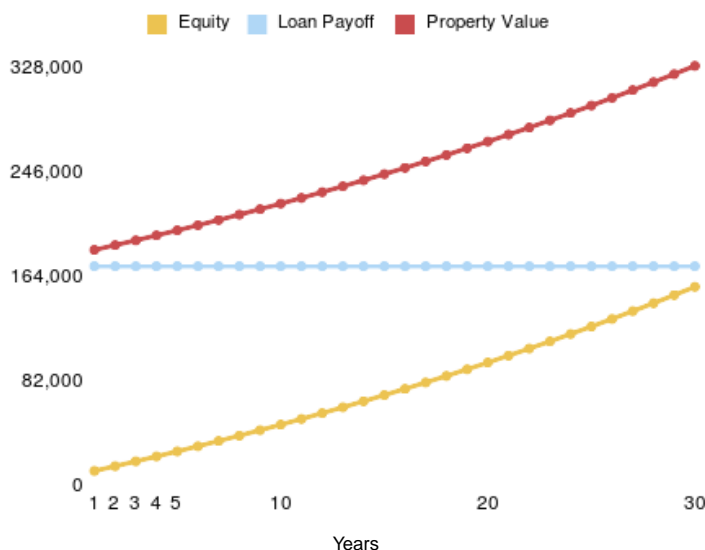
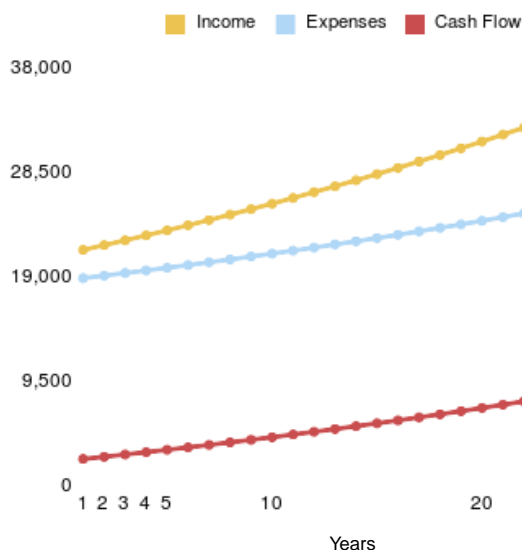
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$633.83
Total Monthly Cashflow using 50% Rule:	\$266.17

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	\$21,600	\$22,032	\$23,381	\$25,814	\$28,501	\$31,467	\$38,358
Total Annual Expenses	\$19,033	\$19,261	\$19,975	\$21,262	\$22,684	\$24,253	\$27,899
Total Annual Cashflow	\$2,567	\$2,771	\$3,406	\$4,552	\$5,817	\$7,214	\$10,460
Cash on Cash ROI	14.86%	16.03%	19.71%	26.34%	33.66%	41.75%	60.53%
Property Value	\$186,660	\$190,393	\$202,047	\$223,076	\$246,294	\$271,928	\$331,479
Equity	\$12,810	\$16,543	\$28,197	\$49,226	\$72,444	\$98,078	\$157,629
Loan Balance	\$173,850	\$173,850	\$173,850	\$173,850	\$173,850	\$173,850	\$173,850
Total Profit if Sold	-\$18,702	-\$12,535	\$7,644	\$47,201	\$94,834	\$151,383	\$295,037
Annualized Total Return	0%	-48%	8%	14%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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.

House Size (sq. ft)	1380
Lot Size (sq. ft)	1248
Year Built	1920
Units	1
Stories	3
Property Type	Other
Heating	Yes
Cooling	1

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.