

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,685.00	\$1,559 / \$1,727	\$126 / -\$42	2.98%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,054.00	\$39,000.00	3.9% / -57.8%	6.71%

Purchase Price:	\$120,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repairs:	\$30,000.00
Total Project Cost:	\$153,000.00
After Repair Value:	\$270,000.00
Estimated Rehab Time:	12 Months
Time to Refinance:	12 Months

Acquisition:

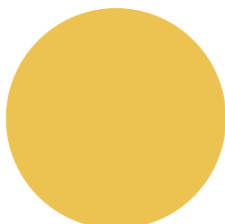
Down Payment:	\$6,000.00
Loan Amount:	\$117,000.00
Loan Points/Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	3.80%
Monthly P&I:	\$545.17
Total Cash Needed At Purchase:	\$39,000.00

Refinance:

Loan Amount:	\$153,000.00
Loan Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	3.80%
Monthly P&I:	\$712.91
Total Cash Invested:	\$867.06

Income

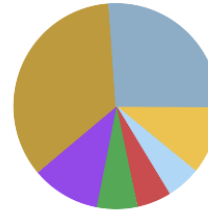
■ Rent ■ Other



Rent	\$1,685.00
Other	\$0.00
Total	\$1,685.00

Pre-Refinance Expenses

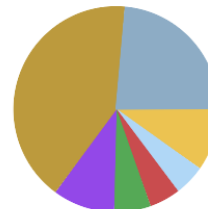
■ Vacancy ■ Repairs ■ CapEx ■ Insurance
■ Management ■ P&I ■ Property Taxes



Vacancy	\$168.50 (10%)
Repairs	\$84.25 (5%)
CapEx	\$84.25 (5%)
Insurance	\$100.00 (6%)
Management	\$168.50 (10%)
P&I	\$545.17 (32%)
Property Taxes	\$408.33 (24%)
Total	\$1,559.00 (93%)

Post-Refinance Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Insurance
■ Management ■ P&I ■ Property Taxes



Vacancy	\$168.50 (10%)
Repairs	\$84.25 (5%)
CapEx	\$84.25 (5%)
Insurance	\$100.00 (6%)
Management	\$168.50 (10%)
P&I	\$712.91 (42%)
Property Taxes	\$408.33 (24%)
Total	\$1,726.75 (102%)

Financial Projections

Total Initial Equity:	\$153,000.00
Gross Rent Multiplier:	5.93
Income-Expense Ratio (2% Rule):	1.10%
Typical Cap Rate:	0.00%
Debt Coverage Ratio:	1.23 / 0.94
ARV based on Cap Rate:	\$Infinity

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$1,685
x50% for Expenses:	\$843
Monthly Payment/Interest Payment:	\$545
Total Monthly Cashflow using 50% Rule:	\$297

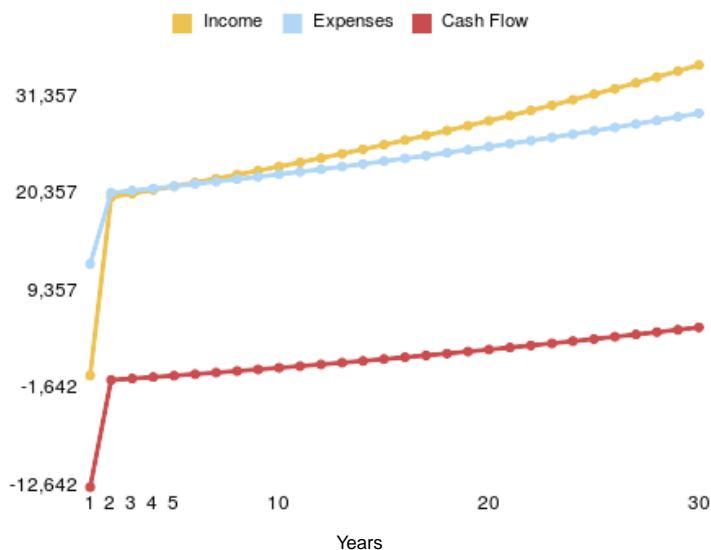
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$1,685
x50% for Expenses:	\$843
Monthly Payment/Interest Payment:	\$713
Total Monthly Cashflow using 50% Rule:	\$130

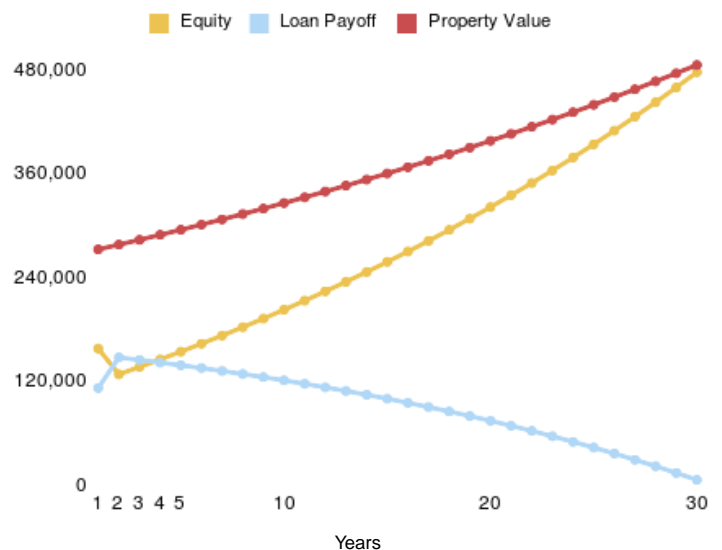
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$0	\$20,220	\$20,624	\$21,037	\$23,691	\$28,879	\$35,204
Total Annual Expenses	\$12,642	\$20,721	\$20,964	\$21,212	\$22,809	\$25,931	\$29,736
Total Annual Cashflow	-\$12,642	-\$501	-\$340	-\$176	\$882	\$2,948	\$5,467
Cash on Cash ROI	-32.42%	-57.78%	-39.20%	-20.25%	101.67%	340.01%	630.54%
Property Value	\$275,400	\$280,908	\$286,526	\$292,257	\$329,128	\$401,206	\$489,068
Equity	\$160,533	\$130,697	\$139,212	\$147,952	\$205,486	\$324,390	\$480,686
Loan Balance	\$114,867	\$150,211	\$147,314	\$144,305	\$123,643	\$76,815	\$8,381
Total Profit if Sold	\$108,891	\$116,687	\$124,862	\$133,427	\$193,546	\$332,295	\$531,515
Annualized Total Return	279%	1064%	425%	253%	72%	35%	24%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



House Size (sq. ft)	1690
Lot Size (sq. ft)	0
Year Built	1986
Year Renovated	1986
Units	1
Stories	2
Property Type	Single Family
County Appraised Value	236634
Heating	Yes
Cooling	1
Fireplace	Yes
Garage	1
Construction	Brick Veneer
Roofing	Composition Shingle
Flooring Types	Various
Wiring Condition	unknown
Plumbing Condition	unknown

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.