BiggerPockets®

4832 W Warwick Ave

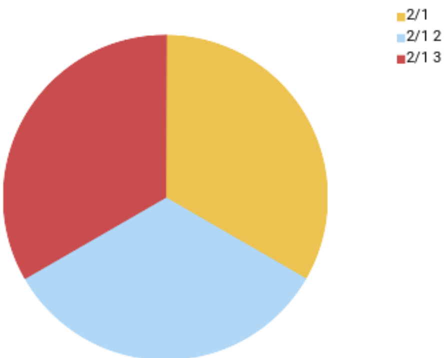
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,500.00	$4,054.18	$445.82	6.72%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$30,228.00	$26,842.50	19.93%	6.72%

Property Information

Purchase Price:	$450,000.00
Purchase Closing Costs:	$6,750.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$456,750.00**
After Repair Value	

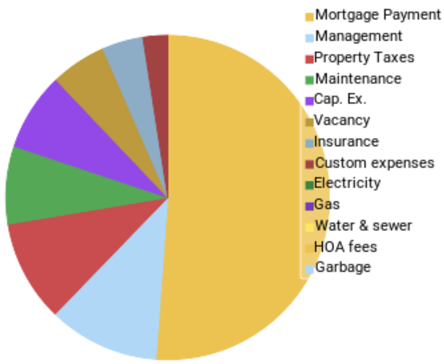
Down Payment:	$15,750.00
Loan Amount:	$434,250.00
Loan Points:	1.0
Loan Fees:	$4,342.50
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$2,073.18**

Income



2/1	$1,500.00	2/1 2	$1,500.00
2/1 3	$1,500.00		
Total	**$4,500.00**		

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$100.00
Vacancy	$225.00	Maintenance	$315.00
Cap. Ex.	$315.00	Management	$450.00
Insurance	$166.00	Property Taxes	$410.00
Mortgage Payment	$2,073.18		
Total	**$4,054.18**		

Financial Projections

Total Initial Equity:	-$434,250.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	6.72%	Debt Coverage Ratio:	1.22
ARV based on Cap Rate:	$450,000.00		

50% Rule Cash Flow Estimates

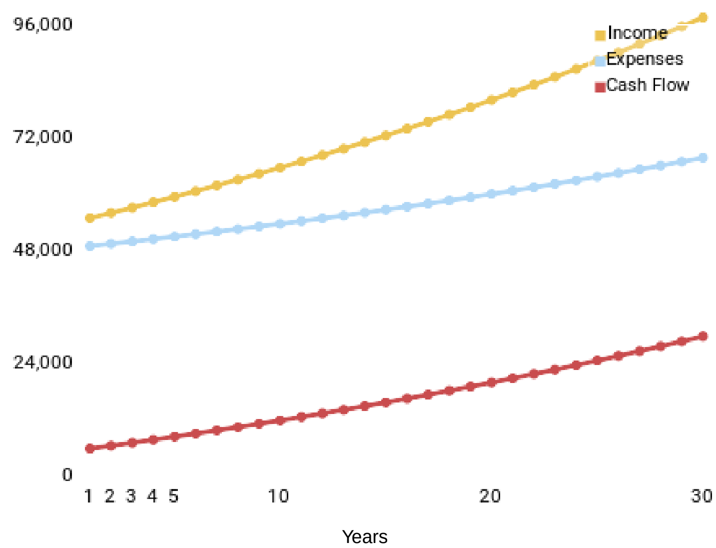
Total Monthly Income:	$4,500.00
x50% for Expenses:	$2,250.00
Monthly Payment/Interest Payment:	$2,073.18
Total Monthly Cash Flow using 50% Rule:	**$176.82**

Analysis Over Time

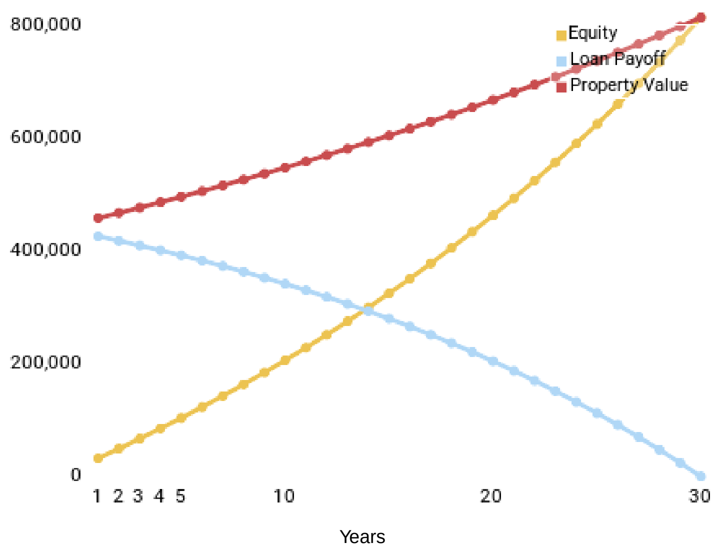
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

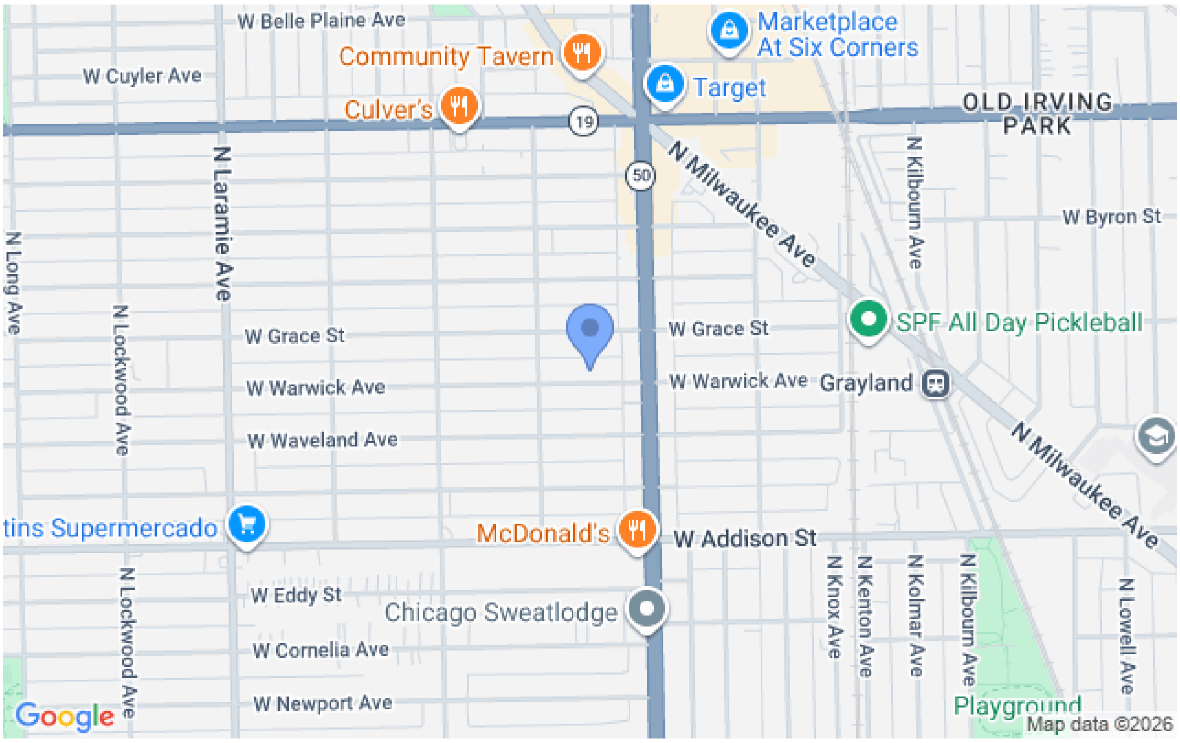
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$55,080	$56,182	$59,620	$65,826	$72,677	$80,241	$97,814
Total Annual Expenses	$49,126	$49,610	$51,124	$53,856	$56,872	$60,202	$67,938
Total Annual Cashflow	$5,954	$6,571	$8,496	$11,970	$15,805	$20,039	$29,876
Cash on Cash ROI	22.18%	24.48%	31.65%	44.59%	58.88%	74.65%	111.30%
Property Value	$459,000	$468,180	$496,836	$548,547	$605,641	$668,676	$815,113
Equity	$32,397	$49,536	$104,068	$206,428	$325,364	$463,908	$815,113
Loan Balance	$426,603	$418,644	$392,768	$342,119	$280,277	$204,768	$0
Total Profit if Sold	$11,509	$35,219	$113,289	$268,412	$458,550	$688,654	$1,292,745
Compound Annual Growth Rate	43%	52%	39%	27%	21%	18%	14%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




W Belle Plaine Ave
Community Tavern
Marketplace
At Six Corners
Target
W Cuyler Ave
Culver's
19
OLD IRVING
PARK
50
N Milwaukee Ave
N Kilbourn Ave
W Byron St
N Long Ave
N Laramie Ave
N Lockwood Ave
W Grace St
W Grace St
SPF All Day Pickleball
W Warwick Ave
W Warwick Ave
Grayland
W Waveland Ave
N Milwaukee Ave
tins Supermercado
McDonald's
W Addison St
W Eddy St
Chicago Sweatlodge
N Lockwood Ave
N Knox Ave
N Kenton Ave
N Kolmar Ave
N Kilbourn Ave
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