

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$2,548 / \$1,571	-\$548 / \$429	4.98%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$18,680.00	\$0.00	Inf% / Inf%	9.11%

Purchase Price:	\$205,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repairs:	\$40,000.00
Total Project Cost:	\$250,000.00
After Repair Value:	\$375,000.00
Estimated Rehab Time:	4 Months
Time to Refinance:	12 Months

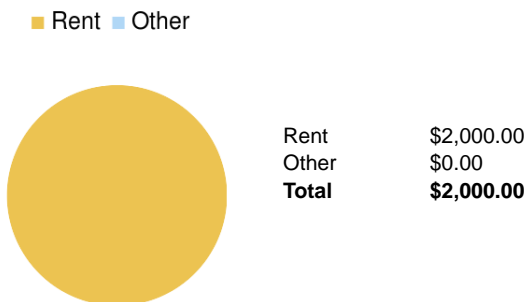
Acquisition:

Down Payment:	\$0 (\$45000 surplus)
Loan Amount:	\$252,500.00
Loan Points/Fees:	\$2,500.00
Amortized Over:	0 years
Loan Interest Rate:	10.00%
Monthly P&I:	\$2,104.17
Total Cash Needed At Purchase:	\$0.00

Refinance:

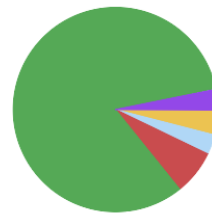
Loan Amount:	\$267,500.00
Loan Fees:	\$5,000.00
Amortized Over:	30 years
Loan Interest Rate:	3.00%
Monthly P&I:	\$1,127.79
Total Cash Invested:	\$0.00

Income



Pre-Refinance Expenses

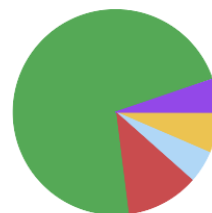
Vacancy Insurance Management P&I
Property Taxes



Vacancy	\$100.00 (5%)
Insurance	\$80.00 (4%)
Management	\$180.00 (9%)
P&I	\$2,104.17 (105%)
Property Taxes	\$83.33 (4%)
Total	\$2,547.50 (127%)

Post-Refinance Expenses

Vacancy Insurance Management P&I
Property Taxes



Vacancy	\$100.00 (5%)
Insurance	\$80.00 (4%)
Management	\$180.00 (9%)
P&I	\$1,127.79 (56%)
Property Taxes	\$83.33 (4%)
Total	\$1,571.12 (79%)

Financial Projections

Total Initial Equity:	\$122,500.00
Gross Rent Multiplier:	8.54
Income-Expense Ratio (2% Rule):	0.80%
Typical Cap Rate:	10.00%
Debt Coverage Ratio:	0.74 / 1.38
ARV based on Cap Rate:	\$186,800.00

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$2,000
x50% for Expenses:	\$1,000
Monthly Payment/Interest Payment:	\$2,104
Total Monthly Cashflow using 50% Rule:	-\$1,104

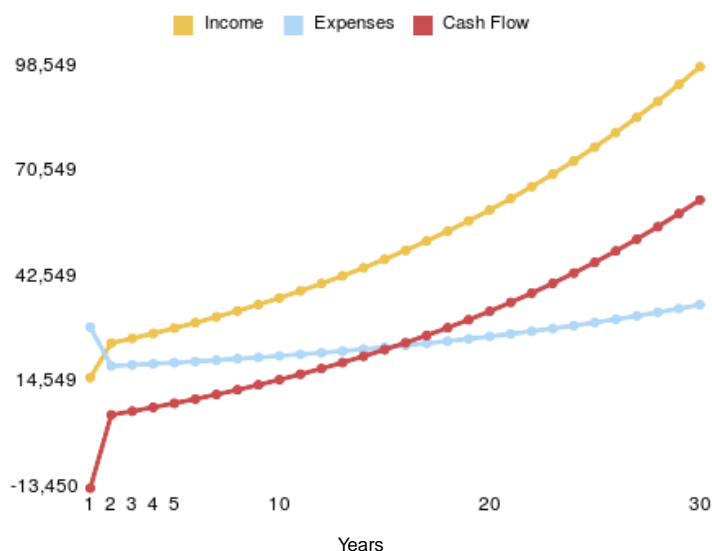
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$2,000
x50% for Expenses:	\$1,000
Monthly Payment/Interest Payment:	\$1,128
Total Monthly Cashflow using 50% Rule:	-\$128

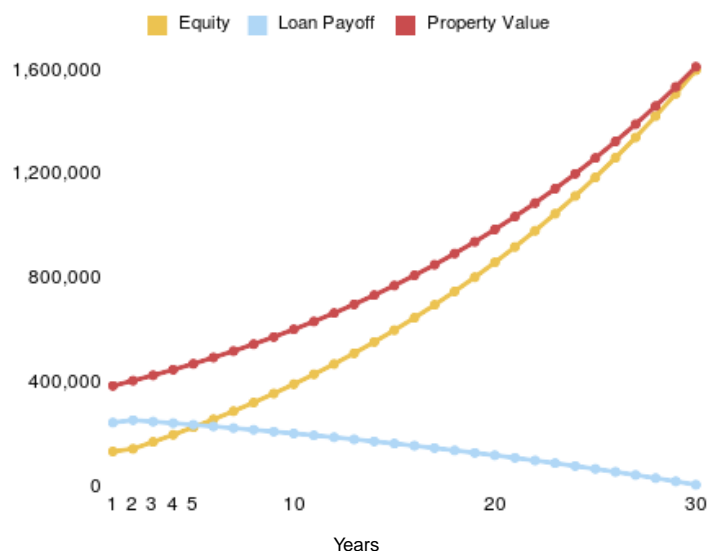
Analysis Over Time

Annual Growth Assumptions	5% Expenses	5% Income	5% Property Value				
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$16,000	\$25,200	\$26,460	\$27,783	\$37,232	\$60,647	\$98,787
Total Annual Expenses	\$29,450	\$19,119	\$19,399	\$19,692	\$21,787	\$26,977	\$35,431
Total Annual Cashflow	-\$13,450	\$6,081	\$7,061	\$8,091	\$15,445	\$33,670	\$63,356
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	\$393,750	\$413,438	\$434,109	\$455,815	\$610,835	\$994,987	\$1,620,728
Equity	\$141,250	\$151,522	\$177,949	\$205,584	\$400,169	\$868,322	\$1,607,412
Loan Balance	\$252,500	\$261,915	\$256,160	\$250,231	\$210,666	\$126,665	\$13,316
Total Profit if Sold	\$108,112	\$123,481	\$155,935	\$190,576	\$450,651	\$1,146,979	\$2,342,852
Annualized Total Return	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

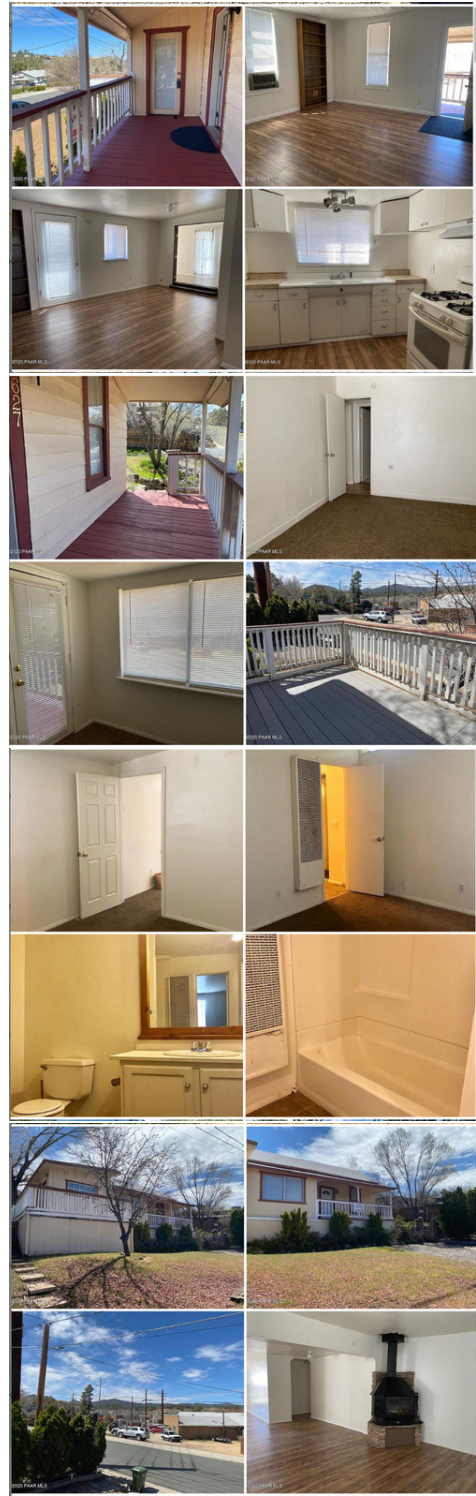
Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



House Size (sq. ft)	1841
Lot Size (sq. ft)	5227
Year Built	1956
Units	1
Stories	1
Property Type	Single Family
County Appraised Value	32972
Fireplace	Yes





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.