BiggerPockets®

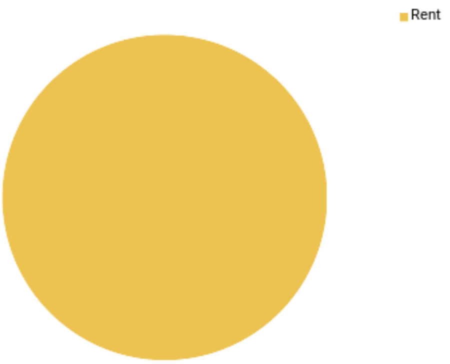
1208 Broadway

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,400.00	$1,044.00	$1,356.00	9.57%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$16,272.00	$154,000.00	10.57%	56.11%

Property Information

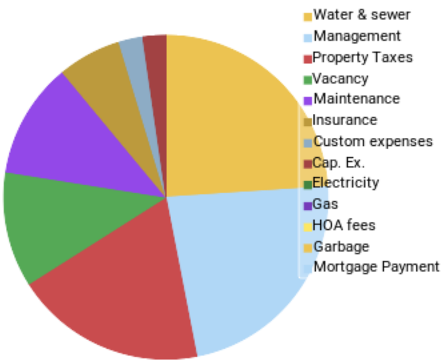
Purchase Price:	$29,000.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$125,000.00
Total Cost of Project:	**$154,000.00**
After Repair Value	$170,000.00
Down Payment:	$29,000.00
Loan Amount:	$0.00
Loan Points:	-
Loan Fees:	$0.00
Loan Interest Rate:	-
Monthly P&I:	**$0.00**

Income



Rent	$2,400.00
Total	**$2,400.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$250.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$25.00
Vacancy	$120.00	Maintenance	$120.00
Cap. Ex.	$24.00	Management	$240.00
Insurance	$66.00	Property Taxes	$199.00
Mortgage Payment	$0.00		
Total	**$1,044.00**		

Financial Projections

Total Initial Equity:	$170,000.00		
Gross Rent Multiplier:	1.01		
Income-Expense Ratio (2% Rule):	1.56%		
Typical Cap Rate:	56.11%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	$29,000.00		

50% Rule Cash Flow Estimates

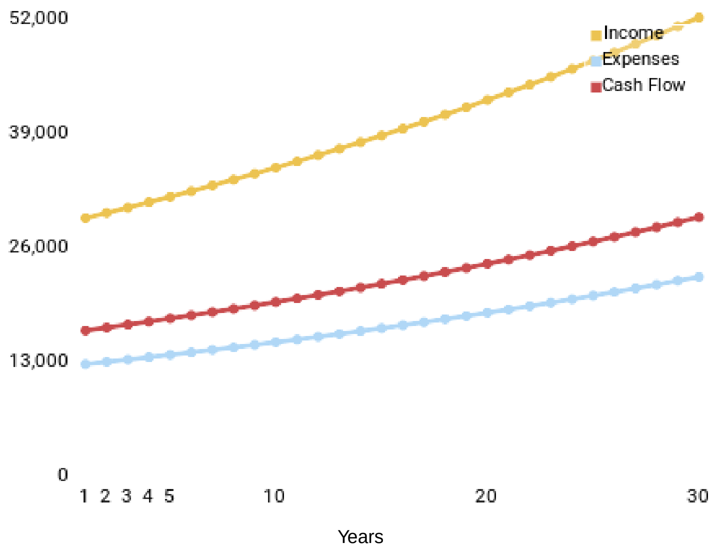
Total Monthly Income:	$2,400.00
x50% for Expenses:	$1,200.00
Monthly Payment/Interest Payment:	$0.00
Total Monthly Cash Flow using 50% Rule:	**$1,200.00**

Analysis Over Time

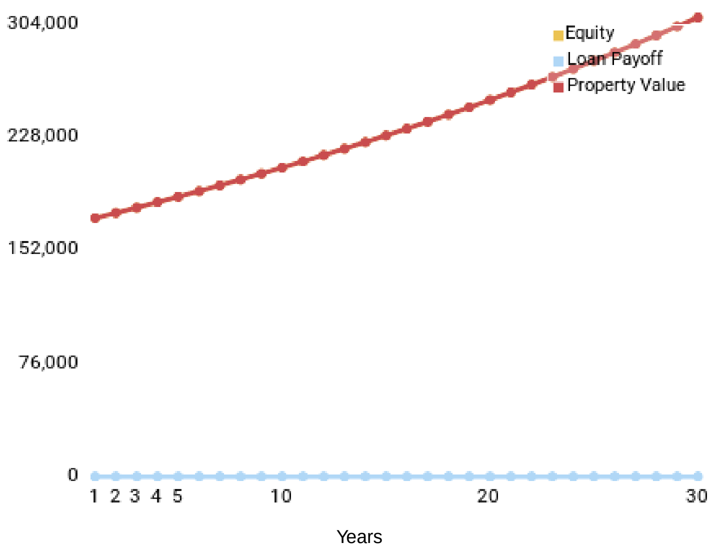
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$29,376	$29,964	$31,798	$35,107	$38,761	$42,795	$52,167
Total Annual Expenses	$12,779	$13,034	$13,832	$15,272	$16,861	$18,616	$22,693
Total Annual Cashflow	$16,597	$16,929	$17,966	$19,835	$21,900	$24,179	$29,474
Cash on Cash ROI	10.78%	10.99%	11.67%	12.88%	14.22%	15.70%	19.14%
Property Value	$173,400	$176,868	$187,694	$207,229	$228,798	$252,611	$307,931
Equity	$173,400	$176,868	$187,694	$207,229	$228,798	$252,611	$307,931
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$35,997	$56,395	$120,067	$234,966	$361,824	$501,885	$827,258
Compound Annual Growth Rate	23%	17%	12%	10%	8%	8%	6%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1860