

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,150.00	\$888.99	\$261.01	5.74%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,888.00	\$52,500.00	5.97%	9.18%

Property Information

Purchase Price:	\$75,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$34,500.00
Total Cost of Project:	\$112,500.00
After Repair Value	\$120,000.00

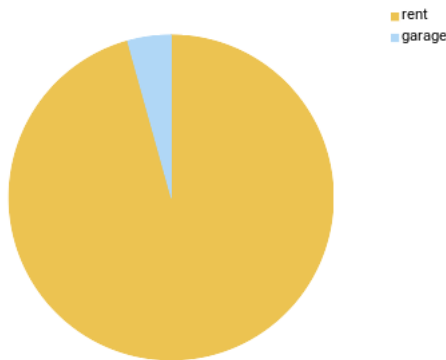


Property Description

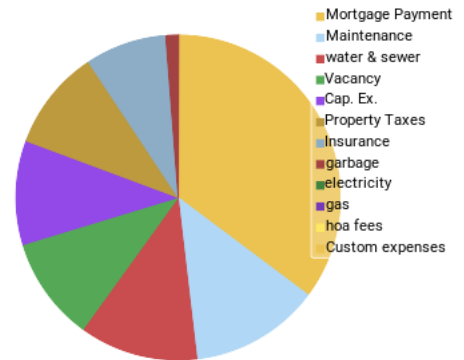
This Bellevue, KY home is next to my primary residence. It needs some cosmetic updates to the interior but kitchen is in great shape. Owners tell me the porch needs repair. They got a quote for \$2,500 but think it will cost more now since the quote is a few months old. Furnace is 25 years old. Roof 10 years, water heater 8 years.

Down Payment:	\$15,000.00
Loan Amount:	\$60,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.750%
Monthly P&I:	\$312.99

Income



Expenses



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Financial Projections

Total Initial Equity:	\$60,000.00		
Gross Rent Multiplier:	5.43		
Income-Expense Ratio (2% Rule):	1.02%		
Typical Cap Rate:	9.18%	Debt Coverage Ratio:	1.83
ARV based on Cap Rate:	\$75,000.00		

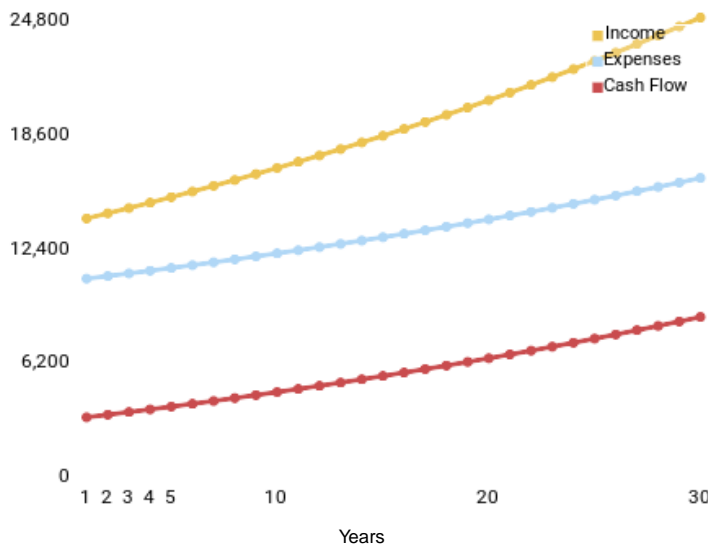
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,150.00
x50% for Expenses:	\$575.00
Monthly Payment/Interest Payment:	\$312.99
Total Monthly Cash Flow using 50% Rule:	\$262.01

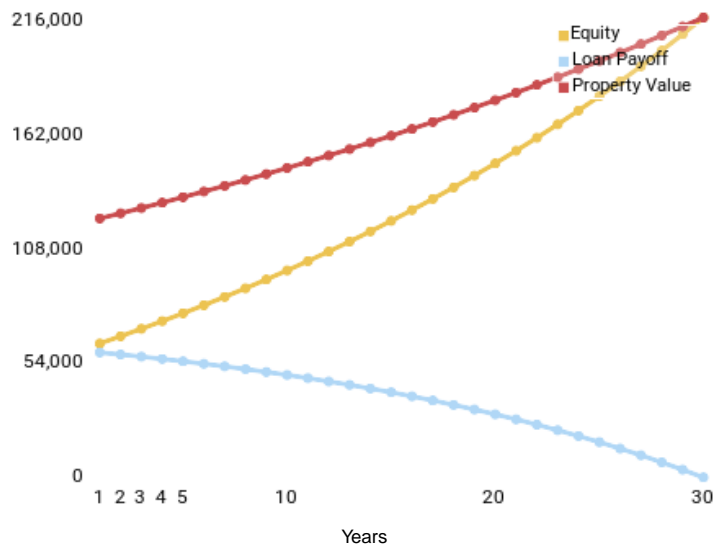
Analysis Over Time

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	\$14,076	\$14,358	\$15,236	\$16,822	\$18,573	\$20,506	\$24,997
Total Annual Expenses	\$10,806	\$10,947	\$11,387	\$12,182	\$13,059	\$14,027	\$16,276
Total Annual Cashflow	\$3,270	\$3,410	\$3,849	\$4,641	\$5,514	\$6,479	\$8,721
Cash on Cash ROI	6.23%	6.50%	7.33%	8.84%	10.50%	12.34%	16.61%
Property Value	\$122,400	\$124,848	\$132,490	\$146,279	\$161,504	\$178,314	\$217,363
Equity	\$63,326	\$66,745	\$77,591	\$97,846	\$121,266	\$148,462	\$217,363
Loan Balance	\$59,074	\$58,103	\$54,899	\$48,433	\$40,239	\$29,852	\$0
Total Profit if Sold	\$14,096	\$20,925	\$42,874	\$84,717	\$133,927	\$191,552	\$337,209
Compound Annual Growth Rate	27%	18%	13%	10%	9%	8%	7%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)
Year Built

900.0
1906



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