BiggerPockets®

1941 New Hackensack Rd

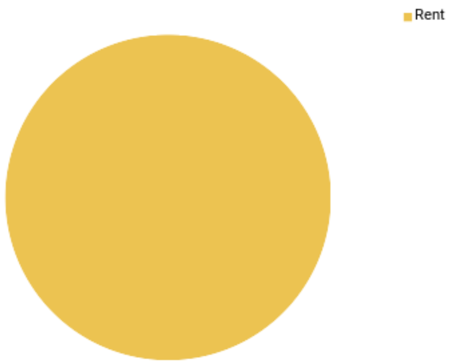
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,800.00	$3,460.28	$1,339.72	10.41%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$32,280.00	$15,500.00	103.72%	10.41%

Property Information

Purchase Price:	$310,000.00
Purchase Closing Costs:	$6,200.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$316,200.00**
After Repair Value	

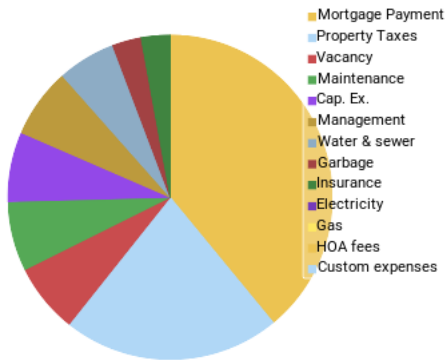
Down Payment:	$9,300.00
Loan Amount:	$300,700.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	**$1,350.28**

Income



Rent	$4,800.00
Total	**$4,800.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$200.00	HOA fees	$0.00
Garbage	$100.00	Custom expenses	
Vacancy	$240.00	Maintenance	$240.00
Cap. Ex.	$240.00	Management	$240.00
Insurance	$100.00	Property Taxes	$750.00
Mortgage Payment	$1,350.28		
Total	**$3,460.28**		

Financial Projections

Total Initial Equity:	-$300,700.00		
Gross Rent Multiplier:	5.38		
Income-Expense Ratio (2% Rule):	1.52%		
Typical Cap Rate:	10.41%	Debt Coverage Ratio:	1.99
ARV based on Cap Rate:	$310,000.00		

50% Rule Cash Flow Estimates

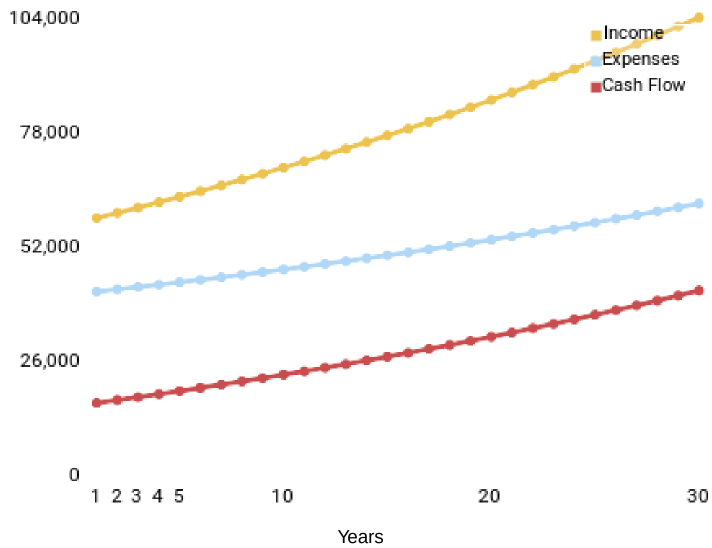
Total Monthly Income:	$4,800.00
x50% for Expenses:	$2,400.00
Monthly Payment/Interest Payment:	$1,350.28
Total Monthly Cash Flow using 50% Rule:	**$1,049.72**

Analysis Over Time

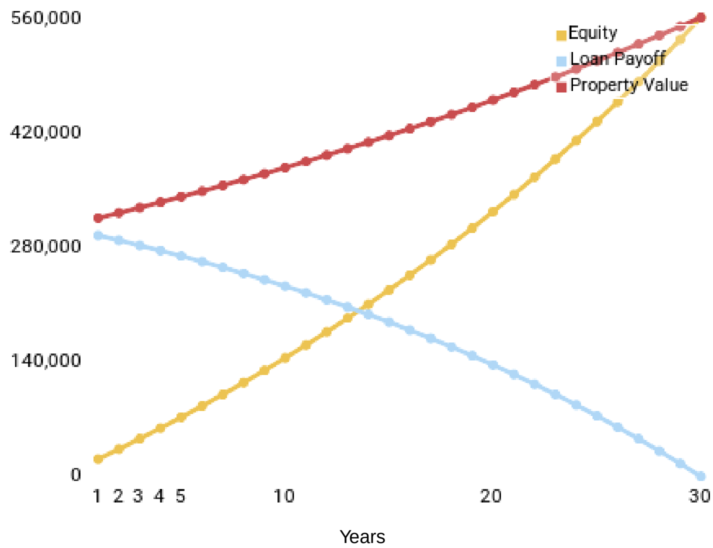
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$58,752	$59,927	$63,595	$70,214	$77,522	$85,591	$104,334
Total Annual Expenses	$42,030	$42,546	$44,159	$47,068	$50,281	$53,828	$62,067
Total Annual Cashflow	$16,722	$17,381	$19,436	$23,146	$27,241	$31,763	$42,267
Cash on Cash ROI	107.89%	112.13%	125.40%	149.33%	175.75%	204.92%	272.69%
Property Value	$316,200	$322,524	$342,265	$377,888	$417,219	$460,644	$561,522
Equity	$21,271	$33,571	$72,546	$145,066	$228,338	$324,095	$561,522
Loan Balance	$294,929	$288,953	$269,719	$232,823	$188,881	$136,549	$0
Total Profit if Sold	$22,493	$52,174	$147,375	$328,059	$539,184	$784,534	$1,395,651
Compound Annual Growth Rate	145%	109%	60%	36%	27%	22%	16%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1935