BiggerPockets®

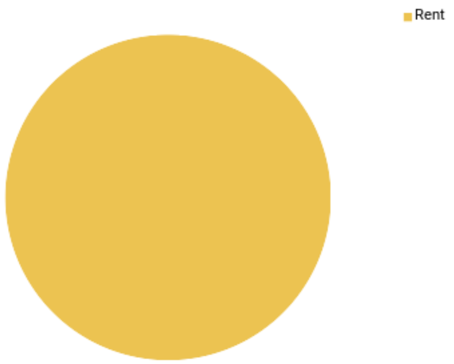
923 Vance Jackson Rd

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$825.00	$926.80	-$101.80	5.29%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$4,446.00	$10,700.00	-11.42%	5.29%

Property Information

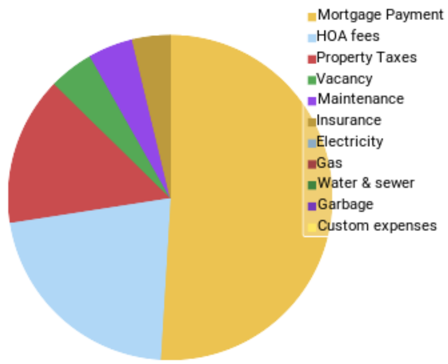
Purchase Price:	$84,000.00
Purchase Closing Costs:	$6,500.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$90,500.00**
After Repair Value	
Down Payment:	$4,200.00
Loan Amount:	$79,800.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.880%
Monthly P&I:	**$472.30**

Income



Rent	$825.00
Total	**$825.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$200.00
Garbage	$0.00	Custom expenses	
Vacancy	$41.25	Maintenance	$41.25
Insurance	$35.00	Property Taxes	$137.00
Mortgage Payment	$472.30		
Total	**$926.80**		

Financial Projections

Total Initial Equity:	-$79,800.00		
Gross Rent Multiplier:	8.48		
Income-Expense Ratio (2% Rule):	0.91%		
Typical Cap Rate:	5.29%	Debt Coverage Ratio:	0.78
ARV based on Cap Rate:	$84,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$825.00
x50% for Expenses:	$412.50
Monthly Payment/Interest Payment:	$472.30
Total Monthly Cash Flow using 50% Rule:	**-$59.80**

Analysis Over Time

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

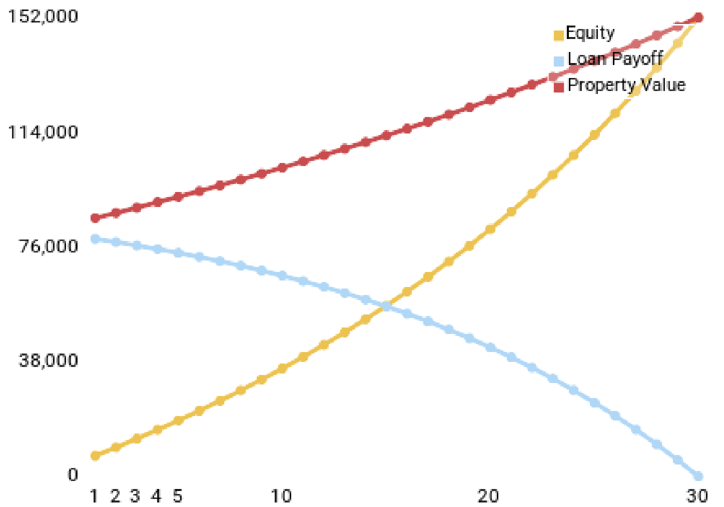
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$10,098	$10,300	$10,930	$12,068	$13,324	$14,711	$17,932
Total Annual Expenses	$11,231	$11,342	$11,689	$12,316	$13,008	$13,772	$15,547
Total Annual Cashflow	-$1,133	-$1,042	-$759	-$248	$316	$939	$2,386
Cash on Cash ROI	-10.59%	-9.74%	-7.09%	-2.32%	2.95%	8.77%	22.30%
Property Value	$85,680	$87,394	$92,743	$102,396	$113,053	$124,820	$152,154
Equity	$6,882	$9,658	$18,596	$35,830	$56,651	$82,046	$152,154
Loan Balance	$78,798	$77,735	$74,146	$66,566	$56,402	$42,774	$0
Total Profit if Sold	-$4,951	-$3,216	$3,158	$18,109	$39,361	$68,180	$155,399
Compound Annual Growth Rate	-46%	-16%	5%	10%	11%	11%	10%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



Years


World Car Kia San Antonio
IHOP
Greenhaven Dr
Taquitos West Avenue
Dalehurst Dr
El Monte Blvd
Glenarm Pl
McDonald's
Spencer Ln
10
Sherwood Dr
KeyMex
I-10 Frontage Rd
Brad
Afghan Village Restaurant & Afghan...
Loma Linda Dr
Ozark St
Williamsburg Pl
Greenlawn Dr
Old Spanish Walking Trails
De Chantle Rd
Erskine Pl
W Wildwood Dr
Arroyos xclusive cars
W Hermosa Dr
Seward Ave
Melbourne Ave
St. Mary Magdalen Catholic Church
MAVERICK
Vance Jackson Rd
Alametos
Lee Hall St
Babcock Rd
The Soccer Factory
Edison Dr
Ramona St
LOS ANGELES HEIGHTS -
Berwick
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