



103 Martinsborough Rd

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,500.00	\$4,584.08	\$1,915.92	11.53%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$57,660.00	\$59,750.00	38.48%	12.81%

Property Information

Purchase Price:	\$450,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$34,000.00
Total Cost of Project:	\$494,000.00
After Repair Value	\$500,000.00

Property Description

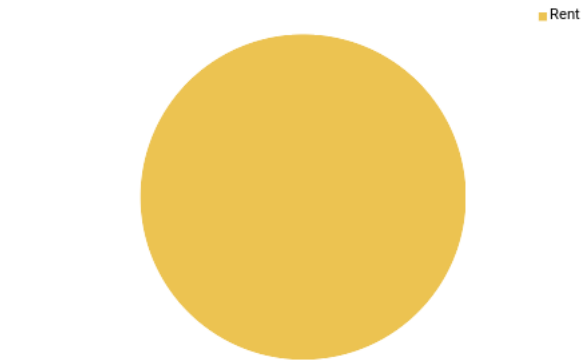
Rent by the room strategy fully furnished \$1300/month private room or \$650/month double occupancy room. I will house hack and live in the in-law suite for free. All utilities will be split among the tenants. I will pay Wifi and trash.

Down Payment:	\$15,750.00
Loan Amount:	\$434,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$2,889.08



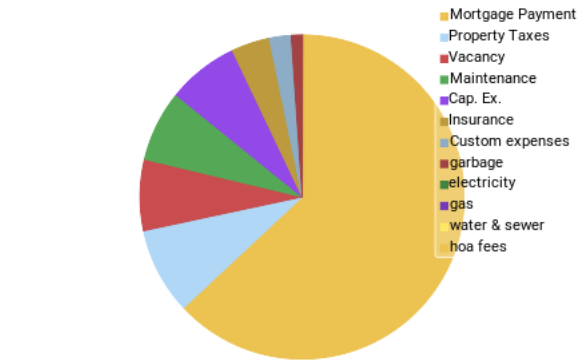
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Income



Rent	\$6,500.00
Total	\$6,500.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$50.00	Custom expenses	\$100.00
Vacancy	\$325.00	Maintenance	\$325.00
Cap. Ex.	\$325.00	Insurance	\$175.00
Property Taxes	\$395.00	Mortgage Payment	\$2,889.08
Total	\$4,584.08		

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Financial Projections

Total Initial Equity:	\$65,750.00		
Gross Rent Multiplier:	5.77		
Income-Expense Ratio (2% Rule):	1.32%		
Typical Cap Rate:	12.81%	Debt Coverage Ratio:	1.66
ARV based on Cap Rate:	\$450,000.00		

50% Rule Cash Flow Estimates

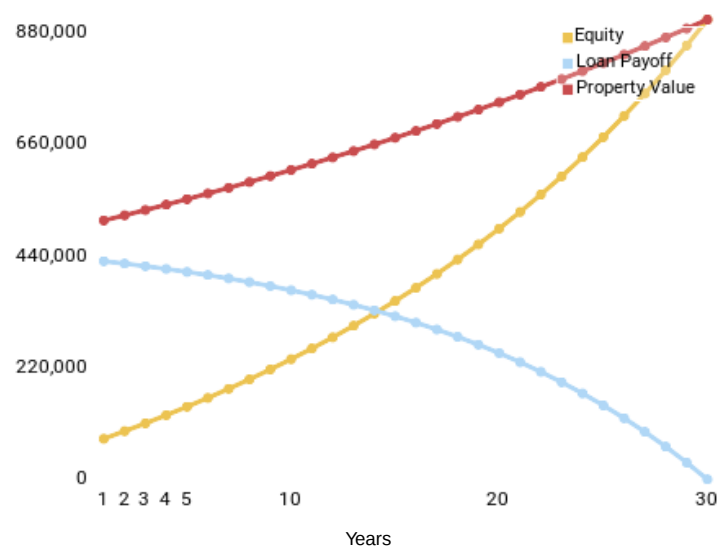
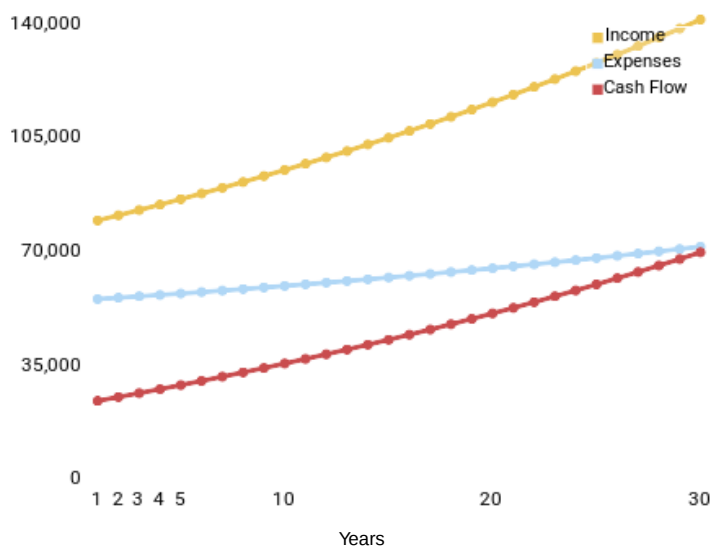
Total Monthly Income:	\$6,500.00
x50% for Expenses:	\$3,250.00
Monthly Payment/Interest Payment:	\$2,889.08
Total Monthly Cash Flow using 50% Rule:	\$360.92

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$79,560	\$81,151	\$86,118	\$95,082	\$104,978	\$115,904	\$141,286
Total Annual Expenses	\$55,416	\$55,831	\$57,126	\$59,463	\$62,044	\$64,893	\$71,512
Total Annual Cashflow	\$24,144	\$25,321	\$28,992	\$35,618	\$42,934	\$51,011	\$69,774
Cash on Cash ROI	40.41%	42.38%	48.52%	59.61%	71.86%	85.37%	116.78%
Property Value	\$510,000	\$520,200	\$552,040	\$609,497	\$672,934	\$742,974	\$905,681
Equity	\$80,161	\$95,091	\$143,274	\$236,857	\$351,507	\$494,148	\$905,681
Loan Balance	\$429,839	\$425,109	\$408,766	\$372,640	\$321,427	\$248,826	\$0
Total Profit if Sold	\$44,555	\$84,806	\$216,246	\$474,406	\$788,805	\$1,170,026	\$2,191,802
Compound Annual Growth Rate	75%	56%	36%	24%	19%	16%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

3161.0

Year Built

1966





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