

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,000.00	\$366 / \$2,701	\$4,634 / \$2,299	7.27%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$55,608.00	\$590,000.00	9.4% / 12.0%	15.45%

Purchase Price: \$360,000.00

Purchase Closing Costs:

Estimated Repairs:	\$230,000.00
Total Project Cost:	\$590,000.00
After Repair Value:	\$765,000.00
Estimated Rehab Time:	2 Months
Time to Refinance:	6 Months

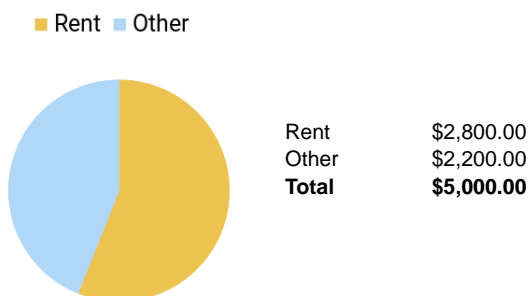
Acquisition:

Down Payment:	\$360,000.00
Loan Amount:	\$0.00
Loan Points/Fees:	\$0.00
Amortized Over:	0 years
Loan Interest Rate:	0.00%
Monthly P&I:	\$0.00
Total Cash Needed At Purchase:	\$590,000.00

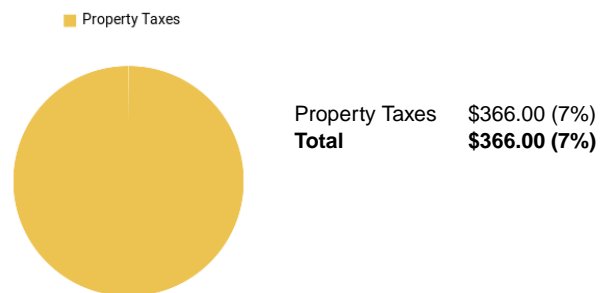
Refinance:

Loan Amount:	\$360,000.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	6.75%
Monthly P&I:	\$2,334.95
Total Cash Invested:	\$230,000.00

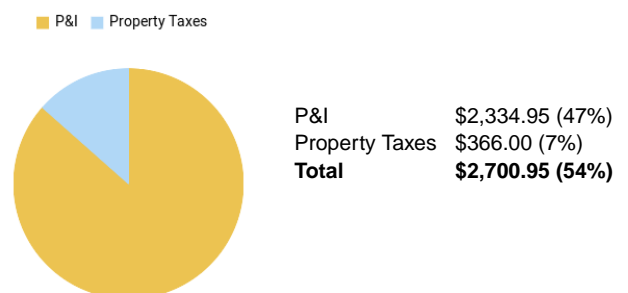
Income



Pre-Refinance Expenses



Post-Refinance Expenses



Financial Projections

Total Initial Equity:	\$765,000.00
Gross Rent Multiplier:	6.00
Income-Expense Ratio (2% Rule):	0.85%
ARV based on Cap Rate:	-
Debt Coverage Ratio:	0.00 / 1.98

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$5,000
x50% for Expenses:	\$2,500
Monthly Payment/Interest Payment:	\$0
Total Monthly Cashflow using 50% Rule:	\$2,500

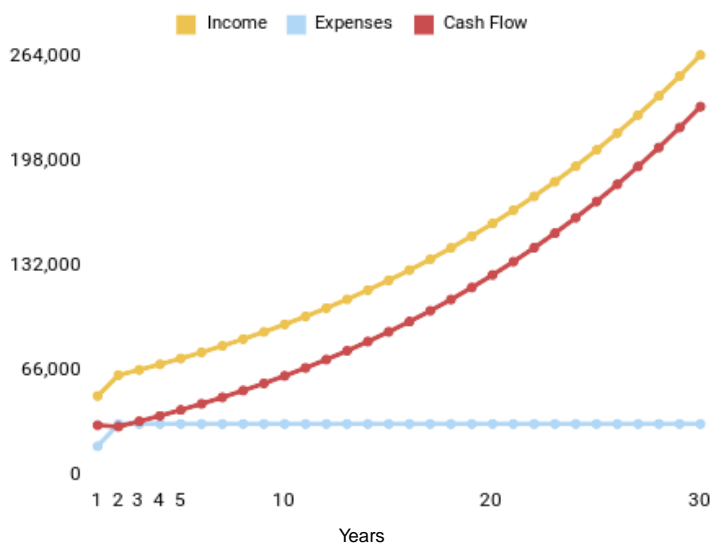
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$5,000
x50% for Expenses:	\$2,500
Monthly Payment/Interest Payment:	\$2,335
Total Monthly Cashflow using 50% Rule:	\$165

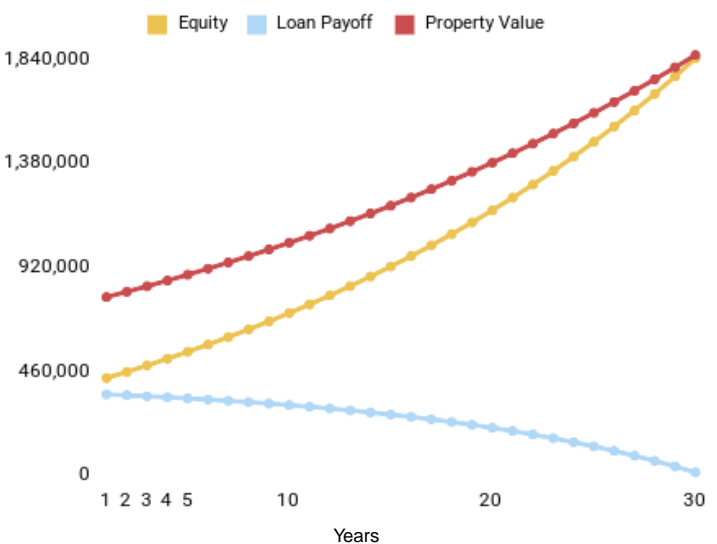
Analysis Over Time

Annual Growth Assumptions	0%		5.3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$50,000	\$63,150	\$66,465	\$69,955	\$95,093	\$158,625	\$264,601
Total Annual Expenses	\$18,402	\$32,411	\$32,411	\$32,411	\$32,411	\$32,411	\$32,411
Total Annual Cashflow	\$31,598	\$30,739	\$34,054	\$37,543	\$62,682	\$126,213	\$232,190
Cash on Cash ROI	13.74%	13.36%	14.81%	16.32%	27.25%	54.88%	100.95%
Property Value	\$787,950	\$811,589	\$835,936	\$861,014	\$1,028,096	\$1,381,675	\$1,856,856
Equity	\$429,836	\$457,443	\$486,035	\$515,652	\$717,437	\$1,171,317	\$1,843,118
Loan Balance	\$358,114	\$354,146	\$349,902	\$345,362	\$310,659	\$210,358	\$13,738
Total Profit if Sold	\$199,836	\$227,443	\$256,035	\$285,652	\$487,437	\$941,317	\$1,613,118
Annualized Total Return	87%	41%	28%	22%	12%	8%	7%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



House Size (sq. ft)	1539
Lot Size (sq. ft)	15246
Year Built	1947
Year Renovated	2022
Units	1
Stories	q
Property Type	Single Family



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