

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,350.00	\$1,086.66	\$263.34	8.43%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$10,104.00	\$19,685.00	16.05%	8.43%

## Property Information

Purchase Price:	\$119,900.00
Purchase Closing Costs:	\$1,700.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$121,600.00</b>
After Repair Value	

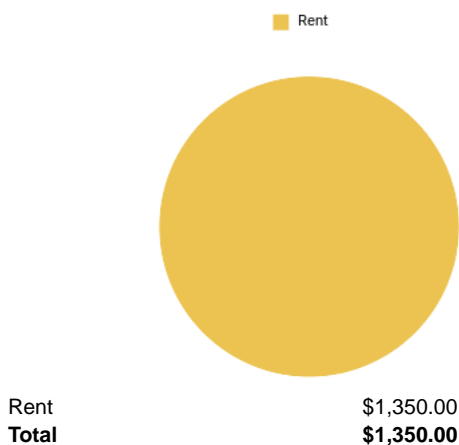
## Property Description

Looking for one story living and close to town? Only 10 minutes from Kilmarnock, this one-story ranch with 3 bedrooms and 2 full baths is ready for new owners. Just some minor cosmetics would transform this home into a snug and comfortable cottage for you and your family. When you enter through the front door, a large living room with hardwood f...

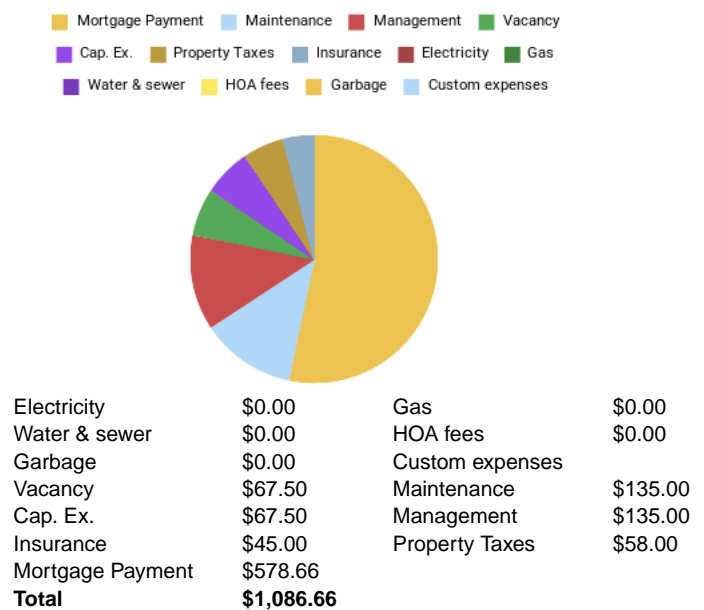


Down Payment:	\$17,985.00
Loan Amount:	\$101,915.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
<b>Monthly P&amp;I:</b>	<b>\$578.66</b>

## Income



## Expenses



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Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools.

## Financial Projections

Total Initial Equity:	-\$101,915.00		
Gross Rent Multiplier:	7.40		
Income-Expense Ratio (2% Rule):	1.11%		
Typical Cap Rate:	8.43%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	\$119,900.00		

## 50% Rule Cash Flow Estimates

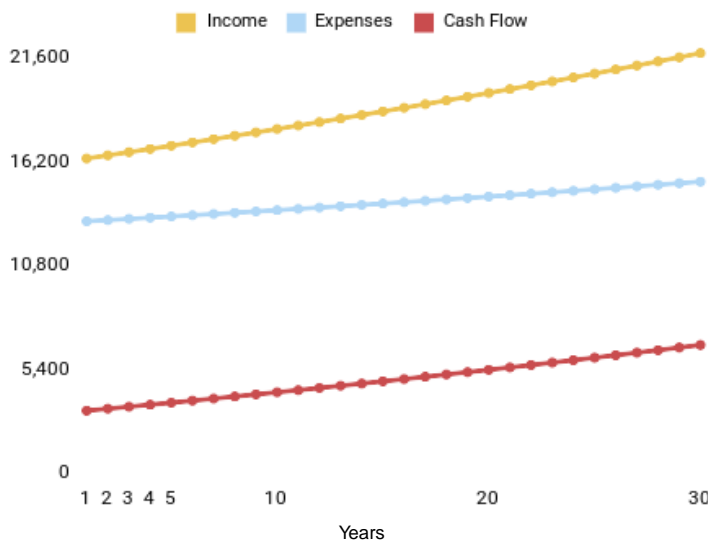
Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$578.66
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$96.34</b>

## Analysis Over Time

Annual Growth Assumptions	1%		1%		1%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$16,362	\$16,526	\$17,026	\$17,895	\$18,808	\$19,767	\$21,835
Total Annual Expenses	\$13,101	\$13,162	\$13,351	\$13,678	\$14,021	\$14,382	\$15,160
Total Annual Cashflow	\$3,261	\$3,363	\$3,675	\$4,217	\$4,786	\$5,385	\$6,675
Cash on Cash ROI	16.57%	17.08%	18.67%	21.42%	24.32%	27.36%	33.91%
Property Value	\$121,099	\$122,310	\$126,016	\$132,444	\$139,200	\$146,301	\$161,607
Equity	\$20,557	\$23,218	\$31,785	\$48,323	\$68,380	\$92,981	\$161,607
Loan Balance	\$100,542	\$99,092	\$94,231	\$84,122	\$70,820	\$53,320	\$0
Total Profit if Sold	\$4,133	\$10,157	\$29,436	\$65,965	\$108,805	\$159,122	\$288,585
Annualized Total Return	21%	23%	20%	16%	13%	12%	10%

### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

1568.0

Year Built

1960

