BiggerPockets®

108 Biscayne Dr

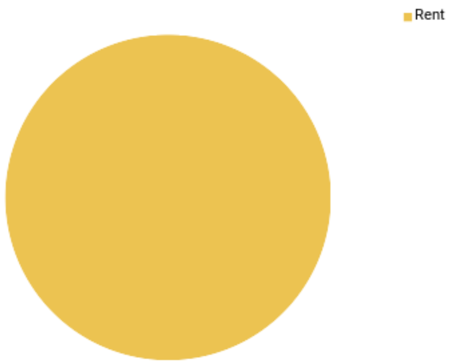
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,950.00	$2,326.05	-$376.05	3.79%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$12,650.34	$68,683.00	-6.57%	3.79%

Property Information

Purchase Price:	$333,415.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$335,415.00**
After Repair Value	

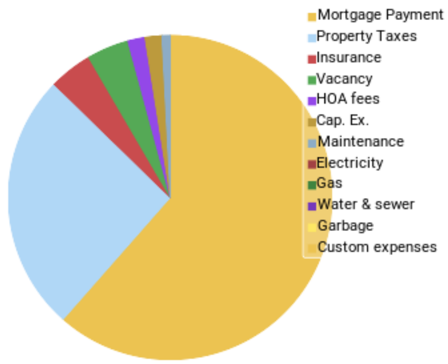
Down Payment:	$66,683.00
Loan Amount:	$266,732.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.990%
Monthly P&I:	**$1,430.25**

Income



Rent	$1,950.00
Total	**$1,950.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$40.00
Garbage	$0.00	Custom expenses	
Vacancy	$97.50	Maintenance	$19.50
Cap. Ex.	$39.00	Insurance	$100.00
Property Taxes	$600.00	Mortgage Payment	$1,430.25
Total	**$2,326.05**		

Financial Projections

Total Initial Equity:	-$266,732.00		
Gross Rent Multiplier:	14.25		
Income-Expense Ratio (2% Rule):	0.58%		
Typical Cap Rate:	3.79%	Debt Coverage Ratio:	0.74
ARV based on Cap Rate:	$333,415.00		

50% Rule Cash Flow Estimates

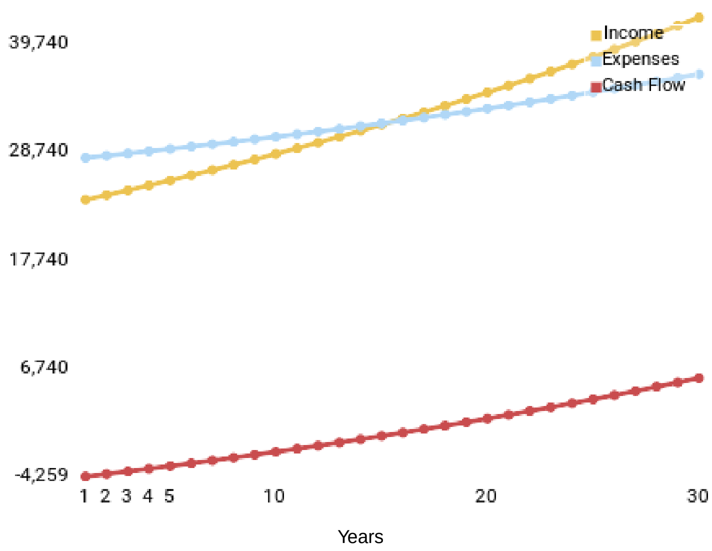
Total Monthly Income:	$1,950.00
x50% for Expenses:	$975.00
Monthly Payment/Interest Payment:	$1,430.25
Total Monthly Cash Flow using 50% Rule:	**-$455.25**

Analysis Over Time

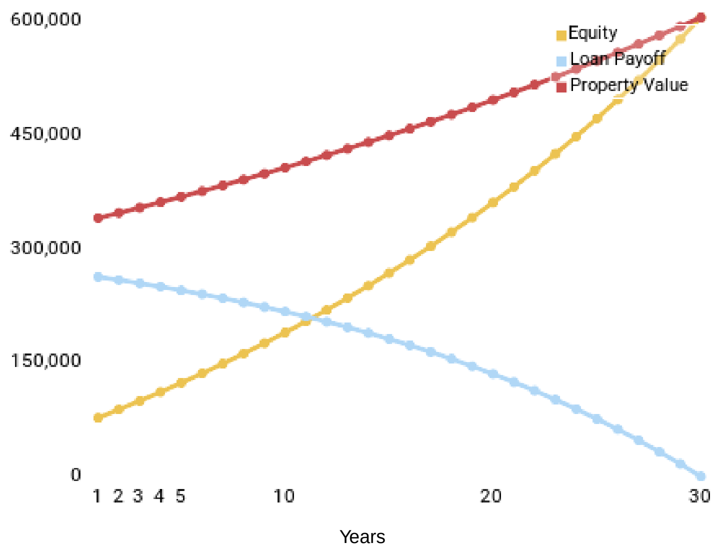
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

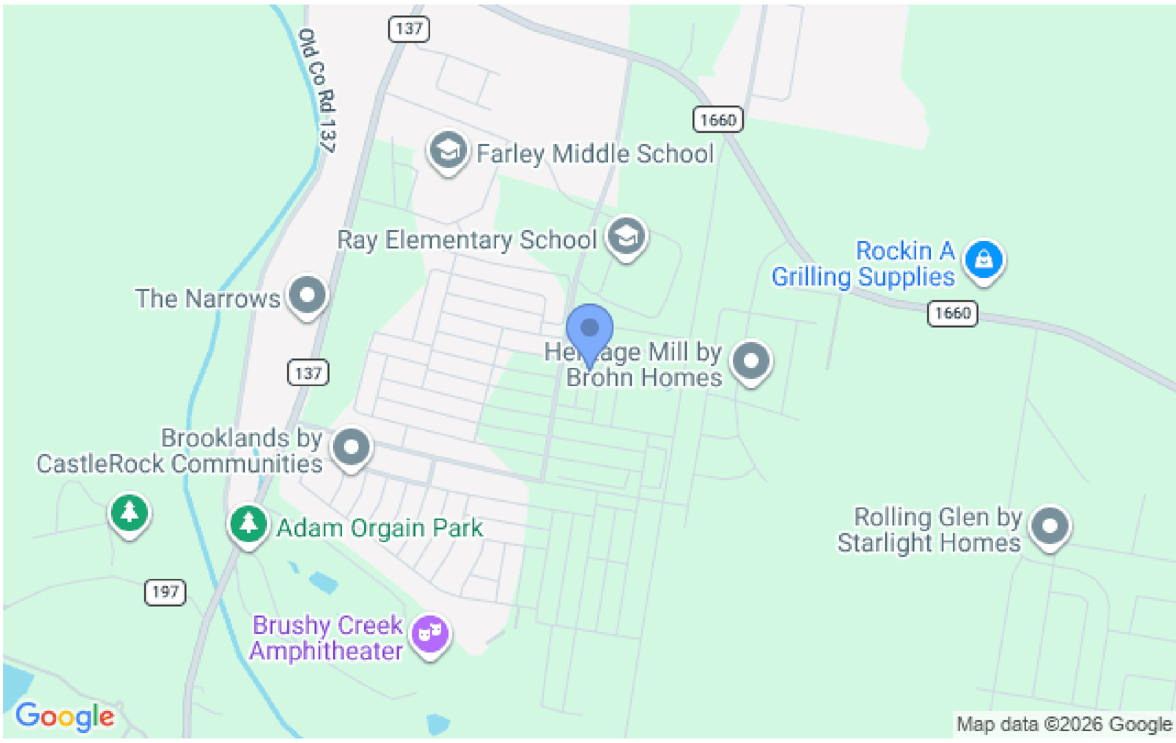
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$23,868	$24,345	$25,835	$28,524	$31,493	$34,771	$42,386
Total Annual Expenses	$28,128	$28,347	$29,031	$30,267	$31,631	$33,136	$36,634
Total Annual Cashflow	-$4,260	-$4,002	-$3,196	-$1,742	-$137	$1,635	$5,751
Cash on Cash ROI	-6.20%	-5.83%	-4.65%	-2.54%	-0.20%	2.38%	8.37%
Property Value	$340,083	$346,885	$368,117	$406,431	$448,733	$495,437	$603,935
Equity	$77,294	$88,239	$123,215	$189,531	$267,751	$360,530	$603,935
Loan Balance	$262,790	$258,646	$244,902	$216,900	$180,981	$134,908	$0
Total Profit if Sold	-$21,155	-$14,722	$8,258	$60,024	$131,112	$224,947	$498,533
Compound Annual Growth Rate	-31%	-11%	2%	6%	7%	8%	7%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





137
Old Co Rd 137
1660
Farley Middle School
Ray Elementary School
Rockin A
Grilling Supplies
The Narrows
1660
137
Heritage Mill by
Brohn Homes
Brooklands by
CastleRock Communities
Adam Orgain Park
Rolling Glen by
Starlight Homes
197
Brushy Creek
Amphitheater
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