

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,246.70	\$253.30	6.84%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,204.00	\$30,900.00	9.84%	6.84%

### Property Information

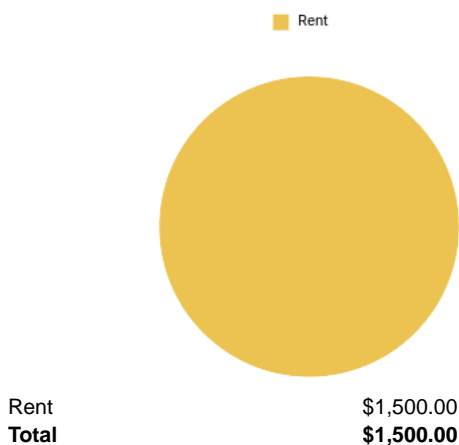
Purchase Price:	\$134,500.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$138,500.00</b>
After Repair Value	

### Property Description

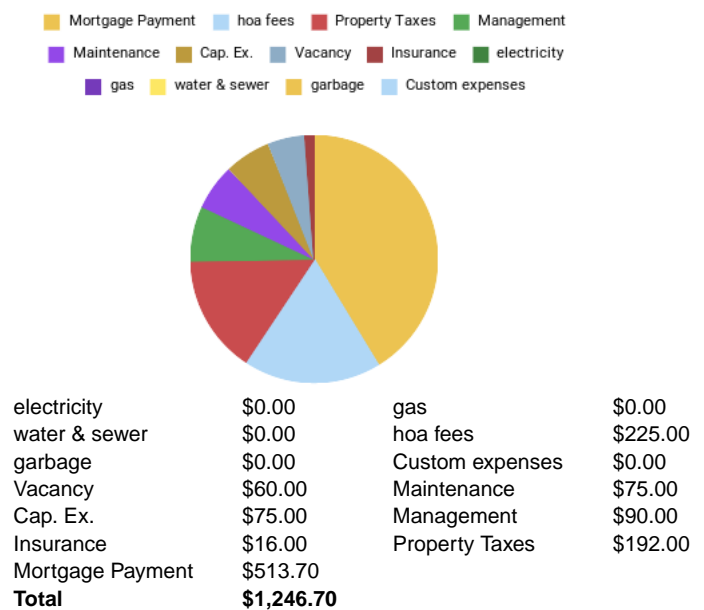
INVESTMENT HIGHLIGHTS TAMU Rental on a Bus Stop  
 Already Tenant Occupied - Immediate Cash Flow No  
 Deferred Maintenance 9+% CAP Rate Leverage Texas A&M  
 Growth - 1 of Largest Universities in USA Local Lender can  
 do 3.25%-3.5% interest with 25% downpayment and 700+  
 credit EXECUTIVE SUMMARY Leased for \$1,500/mo until  
 July 2021 (tenants have been ther...

Down Payment:	\$26,900.00
Loan Amount:	\$107,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$513.70</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:	-\$107,600.00		
Gross Rent Multiplier:	7.47		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	6.84%	Debt Coverage Ratio:	1.49
ARV based on Cap Rate:	\$134,500.00		

## 50% Rule Cash Flow Estimates

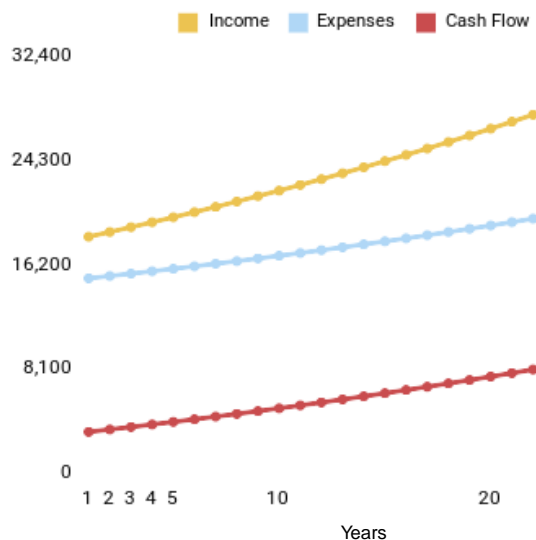
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$513.70
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$236.30</b>

## 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	\$18,360	\$18,727	\$19,873	\$21,942	\$24,226	\$26,747	\$32,605
Total Annual Expenses	\$15,136	\$15,316	\$15,876	\$16,887	\$18,003	\$19,235	\$22,097
Total Annual Cashflow	\$3,224	\$3,411	\$3,998	\$5,055	\$6,223	\$7,512	\$10,507
Cash on Cash ROI	10.43%	11.04%	12.94%	16.36%	20.14%	24.31%	34.00%
Property Value	\$137,190	\$139,934	\$148,499	\$163,955	\$181,019	\$199,860	\$243,628
Equity	\$31,485	\$36,201	\$51,177	\$79,183	\$111,571	\$149,122	\$243,628
Loan Balance	\$105,705	\$103,733	\$97,322	\$84,772	\$69,448	\$50,738	\$0
Total Profit if Sold	\$3,809	\$11,936	\$38,311	\$89,436	\$150,557	\$223,040	\$408,653
Annualized Total Return	12%	18%	18%	15%	13%	11%	9%

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

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



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House Size (sq. ft)  
Year Built

1.0  
2001



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