



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,150.00	\$4,056.33	-\$906.33	2.52%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,322.00	\$107,775.00	-10.09%	2.52%

Property Information

Purchase Price:	\$450,000.00
Purchase Closing Costs:	\$6,975.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$456,975.00
After Repair Value	

Property Description

Updated Duplex in Centennial neighborhood! Identical units both fully updated. Located in Cul De Sac w/ Light and bright feel. LVT flooring throughout. Quartz countertops. In-unit laundry. New shower surroundings & vanities. New interior & exterior paint. New vinyl windows & sliding glass doors. Large private backyard, fully fenced w/ covered pa...

Down Payment:	\$90,000.00
Loan Amount:	\$360,000.00
Loan Points:	3.0
Loan Fees:	\$10,800.00
Amortized Over:	30 years
Loan Interest Rate:	4.620%
Monthly P&I:	\$1,849.83

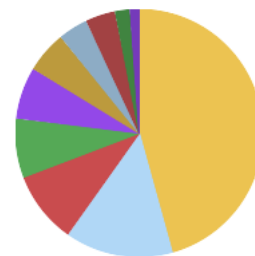
Income



Rent	\$3,150.00
Total	\$3,150.00

Expenses

- Mortgage Payment
- water & sewer
- Property Taxes
- Cap. Ex.
- electricity
- Management
- Vacancy
- Maintenance
- Insurance
- garbage
- gas
- hoa fees
- Custom expenses



electricity	\$274.00	gas	\$0.00
water & sewer	\$574.00	hoa fees	\$0.00
garbage	\$50.00	Custom expenses	
Vacancy	\$157.50	Maintenance	\$157.50
Cap. Ex.	\$315.00	Management	\$220.50
Insurance	\$78.00	Property Taxes	\$380.00
Mortgage Payment	\$1,849.83		
Total	\$4,056.33		

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Financial Projections

Total Initial Equity:	-\$360,000.00		
Gross Rent Multiplier:	11.90		
Income-Expense Ratio (2% Rule):	0.69%		
Typical Cap Rate:	2.52%	Debt Coverage Ratio:	0.51
ARV based on Cap Rate:	\$450,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,150.00
x50% for Expenses:	\$1,575.00
Monthly Payment/Interest Payment:	\$1,849.83
Total Monthly Cash Flow using 50% Rule:	-\$274.83

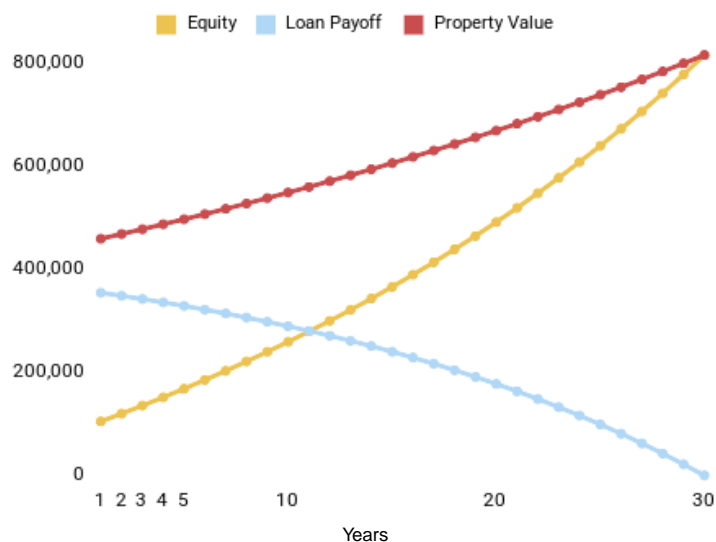
Analysis Over Time

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	\$38,556	\$39,327	\$41,734	\$46,078	\$50,874	\$56,169	\$68,469
Total Annual Expenses	\$49,205	\$49,746	\$51,432	\$54,474	\$57,834	\$61,543	\$70,159
Total Annual Cashflow	-\$10,649	-\$10,418	-\$9,697	-\$8,396	-\$6,960	-\$5,374	-\$1,690
Cash on Cash ROI	-9.88%	-9.67%	-9.00%	-7.79%	-6.46%	-4.99%	-1.57%
Property Value	\$459,000	\$468,180	\$496,836	\$548,547	\$605,641	\$668,676	\$815,113
Equity	\$104,685	\$119,819	\$168,075	\$259,126	\$365,759	\$491,180	\$815,113
Loan Balance	\$354,315	\$348,361	\$328,761	\$289,422	\$239,882	\$177,496	\$0
Total Profit if Sold	-\$13,739	-\$9,024	\$9,409	\$55,824	\$124,727	\$220,044	\$509,899
Annualized Total Return	-13%	-4%	2%	4%	5%	6%	6%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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