BiggerPockets®

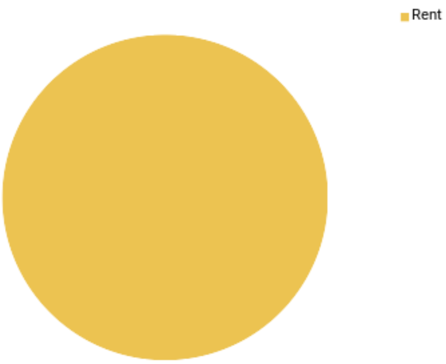
3520 Terrell St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,600.00	$1,262.49	$337.51	7.01%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,512.00	$35,976.00	11.26%	7.01%

Property Information

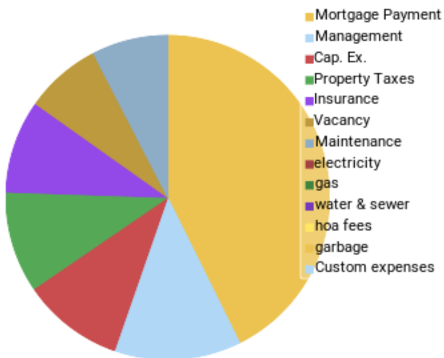
Purchase Price:	$149,900.00
Purchase Closing Costs:	$5,996.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$155,896.00**
After Repair Value	$230,000.00
Down Payment:	$29,980.00
Loan Amount:	$119,920.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	**$538.49**

Income



Rent	$1,600.00
Total	**$1,600.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$96.00	Maintenance	$96.00
Cap. Ex.	$128.00	Management	$160.00
Insurance	$117.00	Property Taxes	$127.00
Mortgage Payment	$538.49		
Total	**$1,262.49**		

Financial Projections

Total Initial Equity:	$110,080.00		
Gross Rent Multiplier:	7.81		
Income-Expense Ratio (2% Rule):	1.03%		
Typical Cap Rate:	7.01%	Debt Coverage Ratio:	1.63
ARV based on Cap Rate:	$149,900.00		

50% Rule Cash Flow Estimates

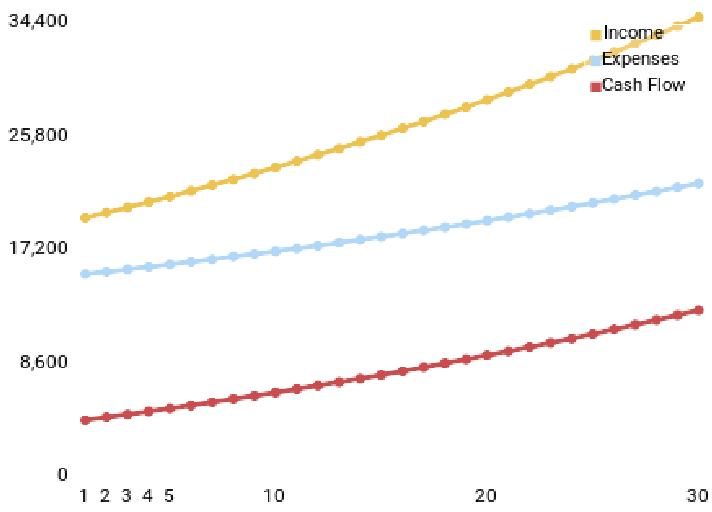
Total Monthly Income:	$1,600.00
x50% for Expenses:	$800.00
Monthly Payment/Interest Payment:	$538.49
Total Monthly Cash Flow using 50% Rule:	**$261.51**

Analysis Over Time

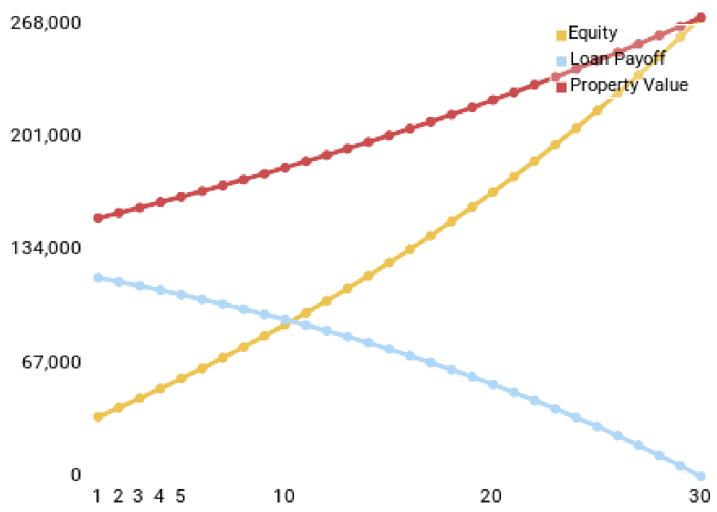
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$19,584	$19,976	$21,198	$23,405	$25,841	$28,530	$34,778
Total Annual Expenses	$15,324	$15,501	$16,054	$17,053	$18,155	$19,372	$22,199
Total Annual Cashflow	$4,260	$4,475	$5,144	$6,352	$7,686	$9,158	$12,579
Cash on Cash ROI	11.84%	12.44%	14.30%	17.66%	21.36%	25.46%	34.97%
Property Value	$152,898	$155,956	$165,502	$182,727	$201,746	$222,744	$271,523
Equity	$35,279	$40,721	$57,937	$89,877	$126,419	$168,287	$271,523
Loan Balance	$117,619	$115,235	$107,565	$92,850	$75,326	$54,456	$0
Total Profit if Sold	$3,564	$13,480	$45,450	$106,687	$178,939	$263,595	$476,670
Compound Annual Growth Rate	10%	17%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1945