BiggerPockets®

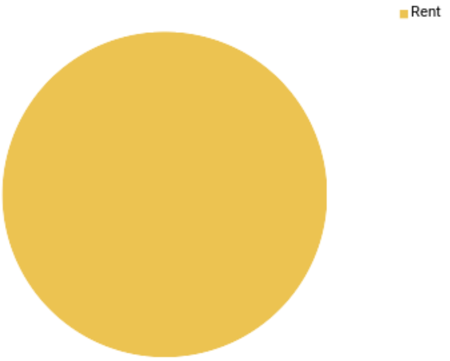
304 E Guilford St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$950.00	$364.50	$585.50	4.01%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$7,026.00	$121,365.00	5.79%	7.40%

Property Information

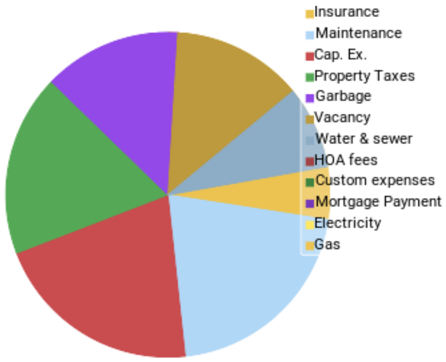
Purchase Price:	$95,000.00
Purchase Closing Costs:	$1,365.00
Estimated Repair Costs:	$25,000.00
Total Cost of Project:	**$121,365.00**
After Repair Value	$175,000.00
Down Payment:	$95,000.00
Loan Amount:	$0.00
Loan Points:	-
Loan Fees:	$0.00
Loan Interest Rate:	-
Monthly P&I:	**$0.00**

Income



Rent	$950.00
Total	**$950.00**

Expenses



Electricity	-$37.00	Gas	-$44.00
Water & sewer	$30.00	HOA fees	$0.00
Garbage	$50.00	Custom expenses	
Vacancy	$47.50	Maintenance	$76.00
Cap. Ex.	$76.00	Insurance	$100.00
Property Taxes	$66.00	Mortgage Payment	$0.00
Total	**$364.50**		

Financial Projections

Total Initial Equity:	$175,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.40%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	$95,000.00		

50% Rule Cash Flow Estimates

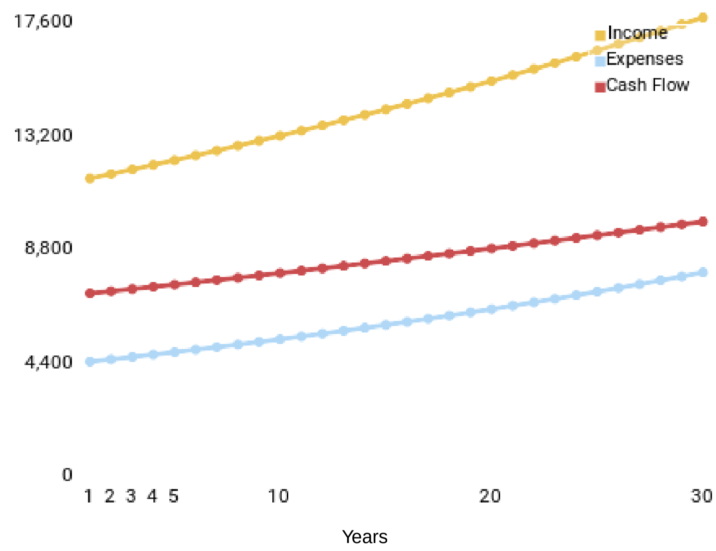
Total Monthly Income:	$950.00
x50% for Expenses:	$475.00
Monthly Payment/Interest Payment:	$0.00
Total Monthly Cash Flow using 50% Rule:	**$475.00**

Analysis Over Time

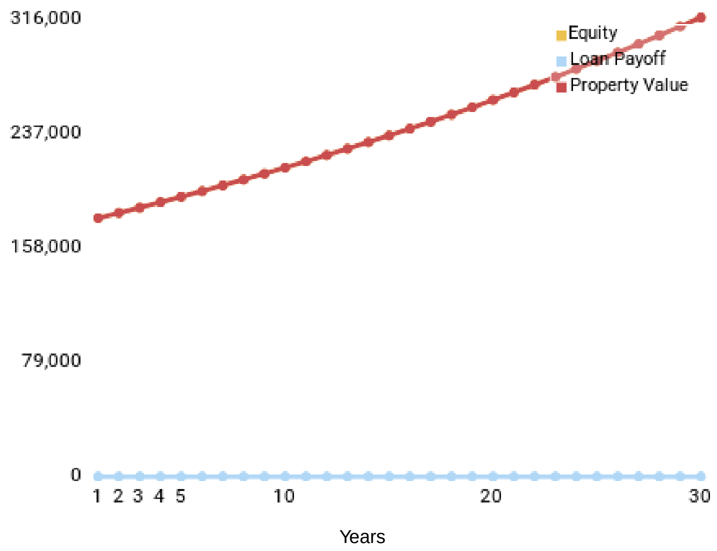
Annual Growth Assumptions	2% Expenses	1.5% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$11,571	$11,745	$12,281	$13,230	$14,253	$15,354	$17,819
Total Annual Expenses	$4,461	$4,551	$4,829	$5,332	$5,887	$6,500	$7,923
Total Annual Cashflow	$7,110	$7,194	$7,452	$7,898	$8,366	$8,855	$9,896
Cash on Cash ROI	5.86%	5.93%	6.14%	6.51%	6.89%	7.30%	8.15%
Property Value	$178,500	$182,070	$193,214	$213,324	$235,527	$260,041	$316,988
Equity	$178,500	$182,070	$193,214	$213,324	$235,527	$260,041	$316,988
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$64,245	$75,008	$108,248	$166,948	$230,037	$297,838	$448,990
Compound Annual Growth Rate	53%	27%	14%	9%	7%	6%	5%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1937