

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,363.00	\$3,625.95	\$1,737.05	7.50%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$48,026.64	\$172,740.00	12.07%	7.50%

Property Information

Purchase Price:	\$640,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$642,500.00
After Repair Value	

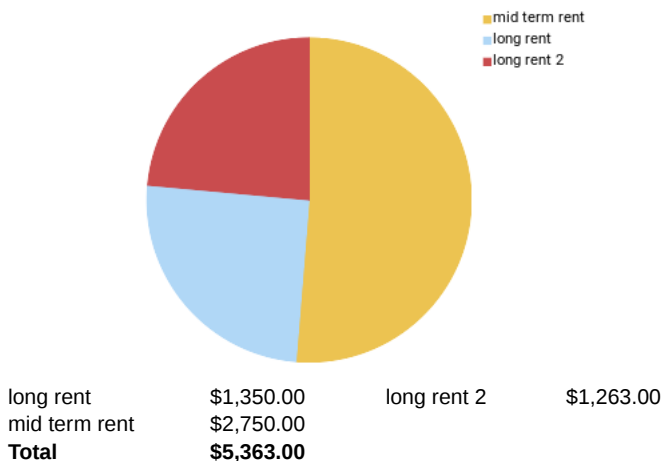
Property Description

5 beds / 3 baths ?3200 sqft. Built in 1967 Owner financing option is available, would need a big down payment though. 2711 is currently furnished and renting for \$2795 a month. After December, they go month to month. Brand new HVAC system, brand new washer, new dryer, new dishwasher 2709A rents for \$1263.88 - Long term tenants. They have jus...

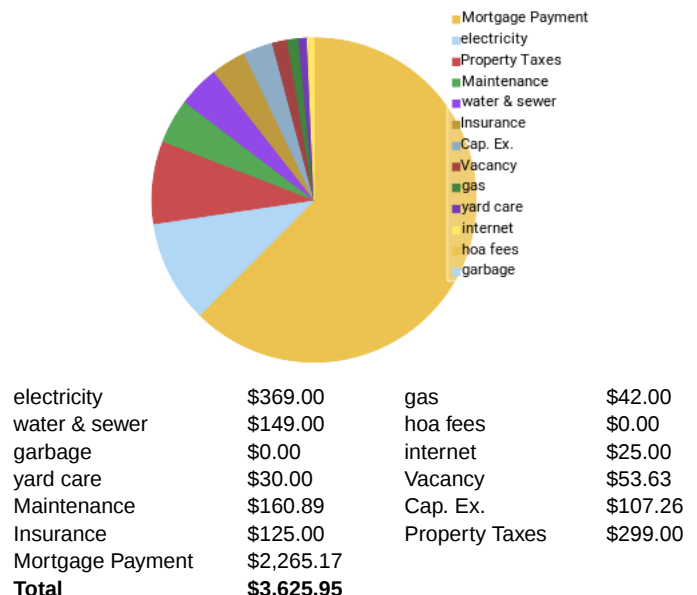


Down Payment:	\$170,240.00
Loan Amount:	\$469,760.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	40 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$2,265.17

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:	-\$469,760.00		
Gross Rent Multiplier:	9.94		
Income-Expense Ratio (2% Rule):	0.83%		
Typical Cap Rate:	7.50%	Debt Coverage Ratio:	1.77
ARV based on Cap Rate:	\$640,000.00		

50% Rule Cash Flow Estimates

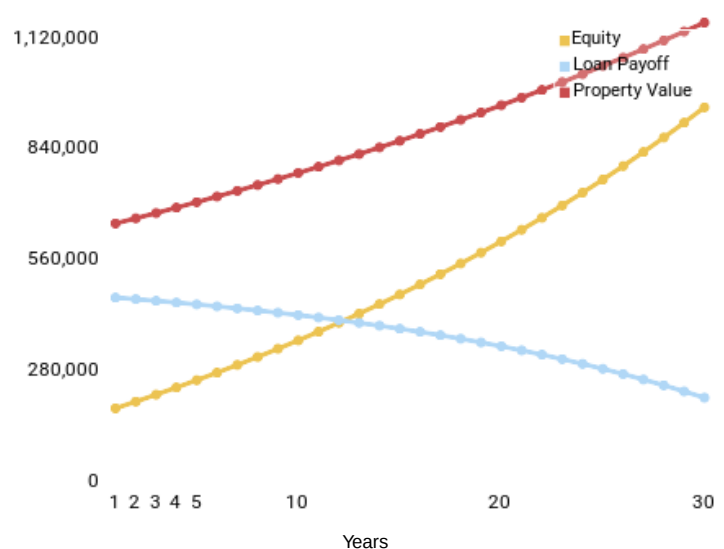
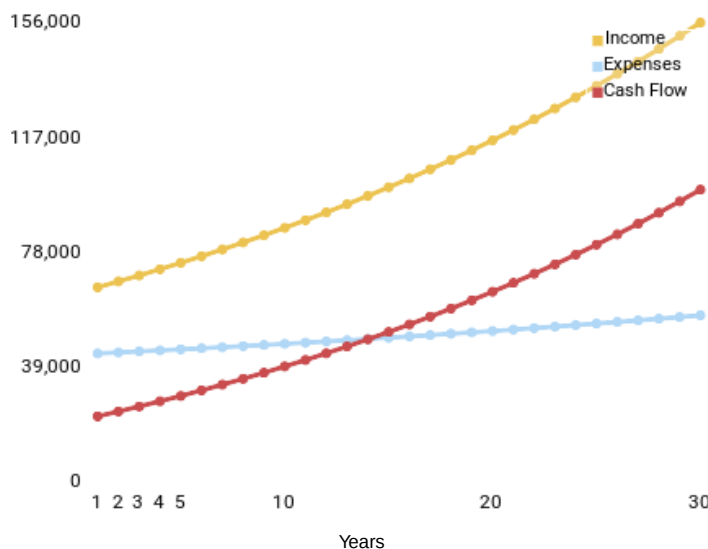
Total Monthly Income:	\$5,363.00
x50% for Expenses:	\$2,681.50
Monthly Payment/Interest Payment:	\$2,265.17
Total Monthly Cash Flow using 50% Rule:	\$416.33

Analysis Over Time

Annual Growth Assumptions	2% Expenses		3% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$66,287	\$68,275	\$74,606	\$86,489	\$100,265	\$116,234	\$156,209
Total Annual Expenses	\$43,838	\$44,171	\$45,211	\$47,087	\$49,159	\$51,447	\$56,760
Total Annual Cashflow	\$22,449	\$24,104	\$29,395	\$39,402	\$51,105	\$64,788	\$99,449
Cash on Cash ROI	13.00%	13.95%	17.02%	22.81%	29.59%	37.51%	57.57%
Property Value	\$652,800	\$665,856	\$706,612	\$780,156	\$861,356	\$951,006	\$1,159,271
Equity	\$186,820	\$203,849	\$257,786	\$358,198	\$473,876	\$607,776	\$945,708
Loan Balance	\$465,980	\$462,007	\$448,825	\$421,959	\$387,480	\$343,230	\$213,563
Total Profit if Sold	\$36,529	\$77,662	\$214,383	\$491,162	\$838,228	\$1,267,848	\$2,435,425
Compound Annual Growth Rate	21%	20%	18%	14%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

3200.0

Year Built

1967

