BiggerPockets®

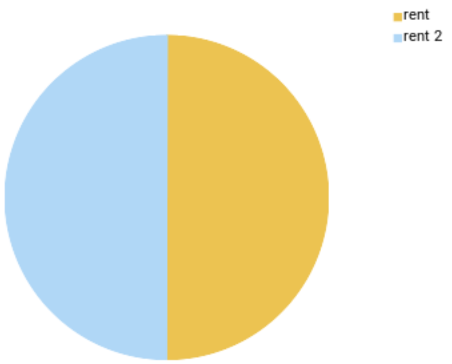
25121 Olive St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,800.00	$910.00	$890.00	7.78%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$15,180.00	$42,000.00	25.43%	15.18%

Property Information

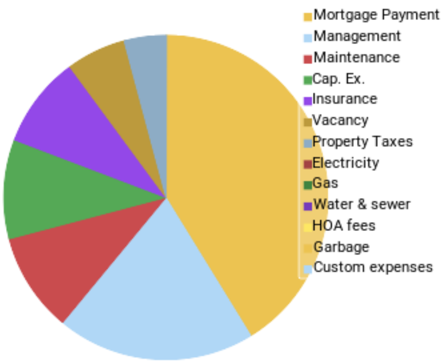
Purchase Price:	$100,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$30,000.00
Total Cost of Project:	**$132,000.00**
After Repair Value	$195,000.00
Down Payment:	$10,000.00
Loan Amount:	$90,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	360 years
Loan Interest Rate:	5.000%
Monthly P&I:	**$375.00**

Income



rent	$900.00	rent 2	$900.00
Total	**$1,800.00**		

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$54.00	Maintenance	$90.00
Cap. Ex.	$90.00	Management	$180.00
Insurance	$83.00	Property Taxes	$38.00
Mortgage Payment	$375.00		
Total	**$910.00**		

Financial Projections

Total Initial Equity:	$105,000.00		
Gross Rent Multiplier:	4.63		
Income-Expense Ratio (2% Rule):	1.36%		
Typical Cap Rate:	15.18%	Debt Coverage Ratio:	3.37
ARV based on Cap Rate:	$100,000.00		

50% Rule Cash Flow Estimates

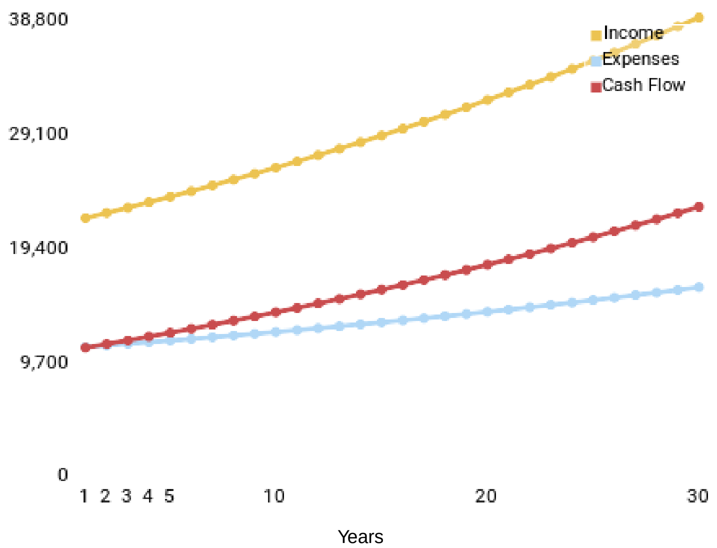
Total Monthly Income:	$1,800.00
x50% for Expenses:	$900.00
Monthly Payment/Interest Payment:	$375.00
Total Monthly Cash Flow using 50% Rule:	**$525.00**

Analysis Over Time

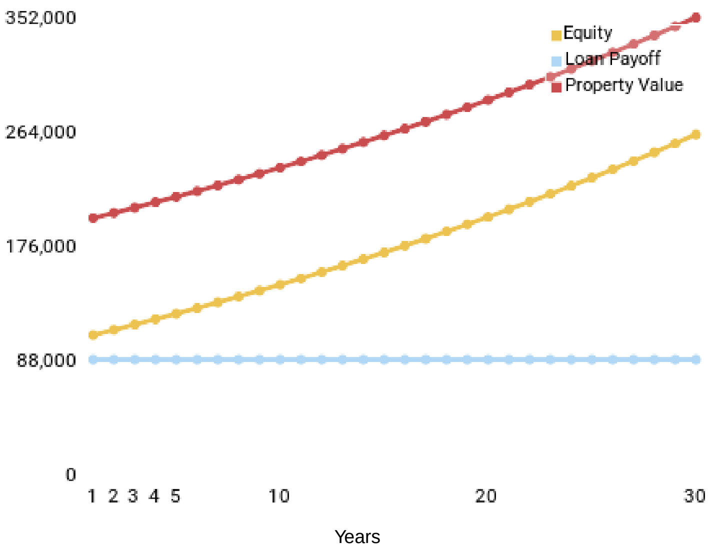
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$22,032	$22,473	$23,848	$26,330	$29,071	$32,096	$39,125
Total Annual Expenses	$11,048	$11,179	$11,588	$12,326	$13,140	$14,040	$16,129
Total Annual Cashflow	$10,984	$11,293	$12,260	$14,004	$15,930	$18,057	$22,996
Cash on Cash ROI	26.15%	26.89%	29.19%	33.34%	37.93%	42.99%	54.75%
Property Value	$198,900	$202,878	$215,296	$237,704	$262,444	$289,760	$353,216
Equity	$108,900	$112,878	$125,296	$147,704	$172,444	$199,760	$263,216
Loan Balance	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000
Total Profit if Sold	$77,884	$93,155	$141,373	$230,245	$330,709	$443,970	$714,355
Compound Annual Growth Rate	185%	79%	34%	21%	16%	13%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	700.0
Year Built	2000