BiggerPockets®

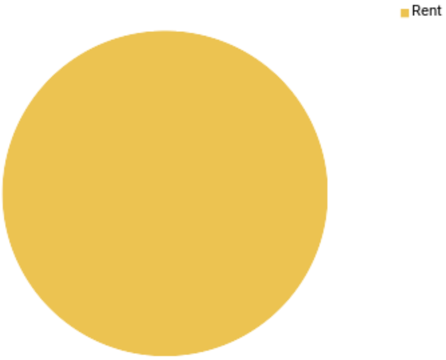
2408 Newberry Ln

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,200.00	$1,897.53	$302.47	6.30%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$19,668.00	$0.00	Inf%	6.30%

Property Information

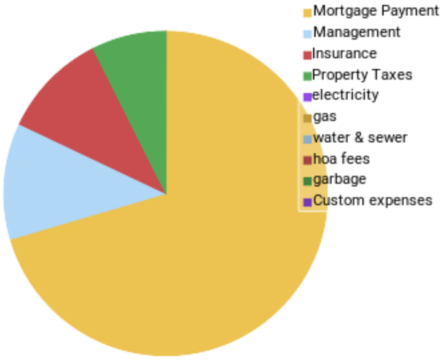
Purchase Price:	$312,000.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$312,000.00**
After Repair Value	
Down Payment:	$0.00
Loan Amount:	$312,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.125%
Monthly P&I:	**$1,336.53**

Income



Rent	$2,200.00
Total	**$2,200.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$0.00
Management	$220.00	Insurance	$200.00
Property Taxes	$141.00	Mortgage Payment	$1,336.53
Total	**$1,897.53**		

Financial Projections

Total Initial Equity:	-$312,000.00		
Gross Rent Multiplier:	11.82		
Income-Expense Ratio (2% Rule):	0.71%		
Typical Cap Rate:	6.30%	Debt Coverage Ratio:	1.23
ARV based on Cap Rate:	$312,000.00		

50% Rule Cash Flow Estimates

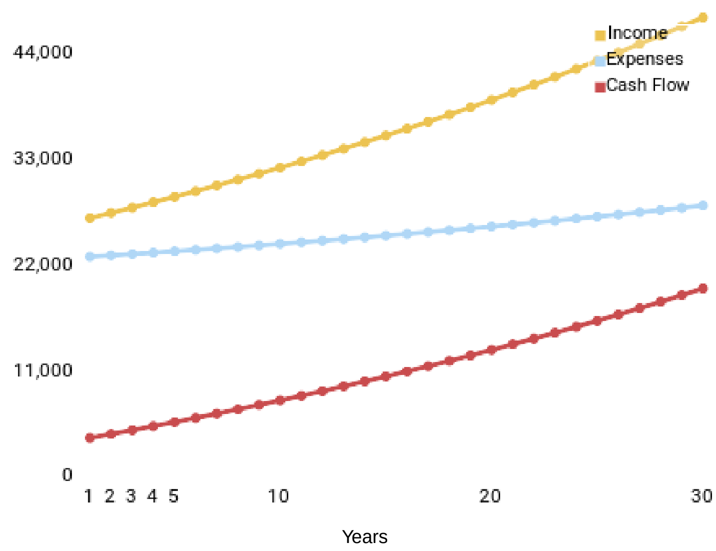
Total Monthly Income:	$2,200.00
x50% for Expenses:	$1,100.00
Monthly Payment/Interest Payment:	$1,336.53
Total Monthly Cash Flow using 50% Rule:	**-$236.53**

Analysis Over Time

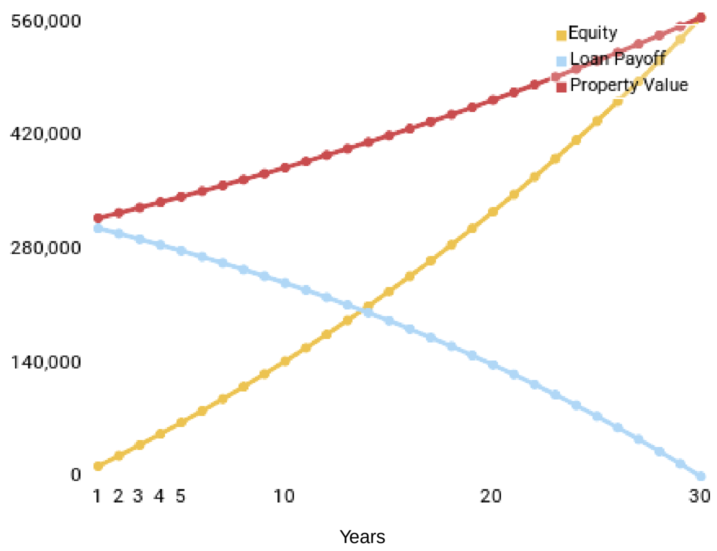
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$26,928	$27,467	$29,148	$32,181	$35,531	$39,229	$47,820
Total Annual Expenses	$22,905	$23,042	$23,471	$24,245	$25,099	$26,042	$28,232
Total Annual Cashflow	$4,023	$4,424	$5,677	$7,937	$10,432	$13,187	$19,587
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	$318,240	$324,605	$344,473	$380,326	$419,911	$463,616	$565,145
Equity	$12,619	$25,565	$66,457	$142,033	$228,049	$326,026	$565,145
Loan Balance	$305,621	$299,039	$278,016	$238,294	$191,862	$137,590	$0
Total Profit if Sold	$16,642	$34,013	$90,665	$201,315	$334,402	$492,696	$897,844
Compound Annual Growth Rate	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




Thrush Dr
Firefly Rd
Cardinal Ln
Partridge Ct
The Neighborhood Handyman
COBBLESTONE LANDING
Landings Way
Chandler Rd
Retired Judy
RT Hale Construction, LLC - Fence, Deck and...
Ponty Pool Dr
Eagle Trace Dr
The Rooter Dude
Monthemer Cove
Chandler-Radford Rd
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