BiggerPockets®

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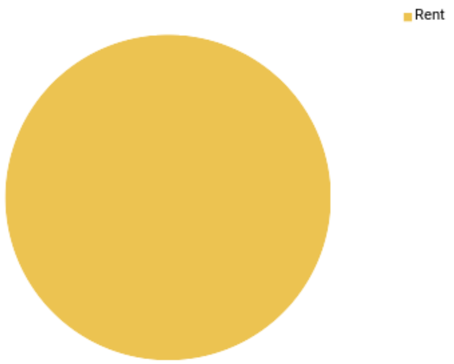
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$13,270.00	$7,553.28	$5,716.72	19.51%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$103,410.00	$106,000.00	64.72%	19.51%

Property Information

Purchase Price:	$530,000.00
Purchase Closing Costs:	$53,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$583,000.00**
After Repair Value	

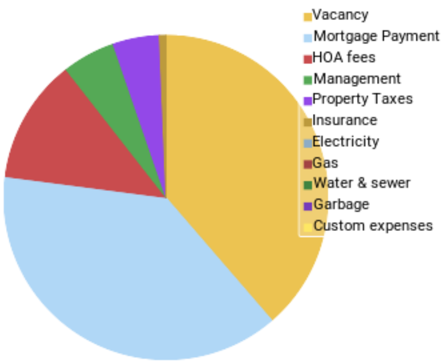
Down Payment:	$53,000.00
Loan Amount:	$477,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	25 years
Loan Interest Rate:	5.400%
Monthly P&I:	**$2,900.78**

Income



Rent	$13,270.00
Total	**$13,270.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$935.00
Garbage	$0.00	Custom expenses	
Vacancy	$2,919.40	Management	$398.10
Insurance	$50.00	Property Taxes	$350.00
Mortgage Payment	$2,900.78		
Total	**$7,553.28**		

Financial Projections

Total Initial Equity:	-$477,000.00		
Gross Rent Multiplier:	3.33		
Income-Expense Ratio (2% Rule):	2.28%		
Typical Cap Rate:	19.51%	Debt Coverage Ratio:	2.97
ARV based on Cap Rate:	$530,000.00		

50% Rule Cash Flow Estimates

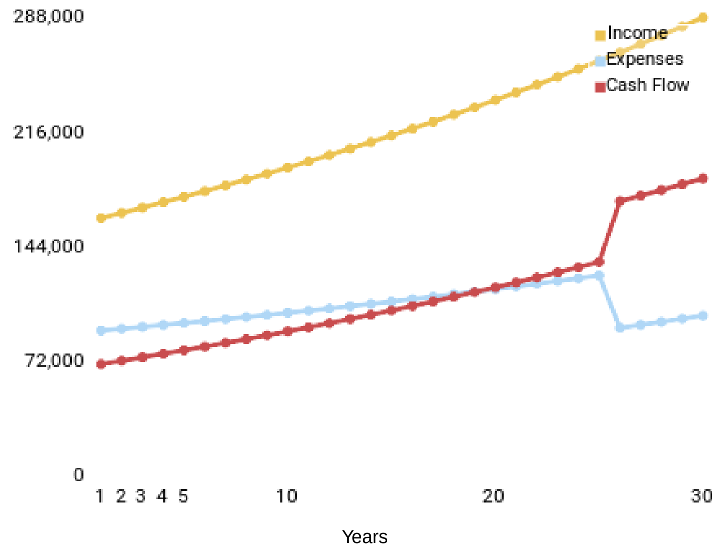
Total Monthly Income:	$13,270.00
x50% for Expenses:	$6,635.00
Monthly Payment/Interest Payment:	$2,900.78
Total Monthly Cash Flow using 50% Rule:	**$3,734.22**

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	$162,425	$165,673	$175,814	$194,113	$214,316	$236,622	$288,441
Total Annual Expenses	$91,756	$92,895	$96,450	$102,866	$109,949	$117,770	$101,128
Total Annual Cashflow	$70,669	$72,778	$79,364	$91,247	$104,367	$118,852	$187,313
Cash on Cash ROI	66.67%	68.66%	74.87%	86.08%	98.46%	112.12%	176.71%
Property Value	$540,600	$551,412	$585,163	$646,067	$713,310	$787,552	$960,022
Equity	$72,879	$93,483	$159,985	$288,734	$444,798	$635,320	$960,022
Loan Balance	$467,721	$457,929	$425,177	$357,333	$268,513	$152,232	$0
Total Profit if Sold	-$2,997	$89,575	$384,964	$941,143	$1,587,238	$2,336,910	$4,190,834
Compound Annual Growth Rate	-3%	36%	36%	26%	20%	17%	13%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)