BiggerPockets®

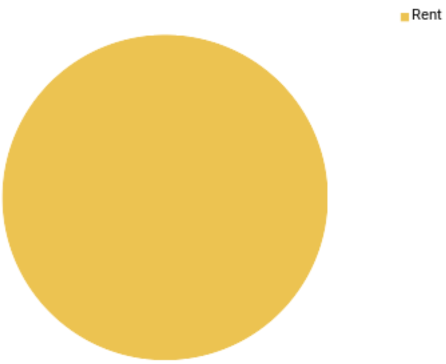
321 E 196th St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$6,300.00	$6,212.65	$87.35	6.95%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$63,171.12	$60,445.50	1.73%	6.95%

Property Information

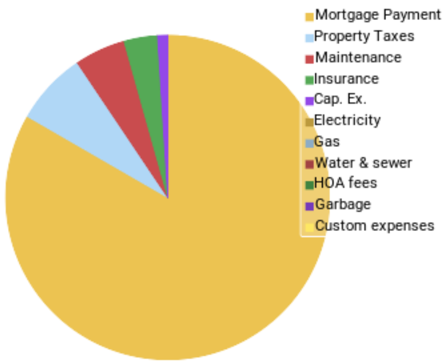
Purchase Price:	$908,910.00
Purchase Closing Costs:	$15,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$923,910.00**
After Repair Value	
Down Payment:	$45,445.50
Loan Amount:	$863,464.50
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$5,176.91**

Income



Rent	$6,300.00
Total	**$6,300.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Maintenance	$315.00	Cap. Ex.	$63.00
Insurance	$208.00	Property Taxes	$451.00
Mortgage Payment	$5,176.91		
Total	**$6,212.65**		

Financial Projections

Total Initial Equity:	-$863,464.50		
Gross Rent Multiplier:	12.02		
Income-Expense Ratio (2% Rule):	0.68%		
Typical Cap Rate:	6.95%	Debt Coverage Ratio:	1.02
ARV based on Cap Rate:	$908,910.00		

50% Rule Cash Flow Estimates

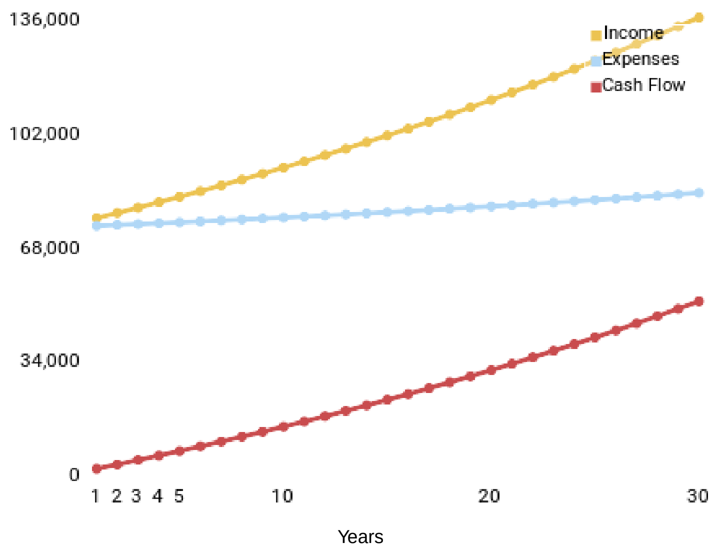
Total Monthly Income:	$6,300.00
x50% for Expenses:	$3,150.00
Monthly Payment/Interest Payment:	$5,176.91
Total Monthly Cash Flow using 50% Rule:	**-$2,026.91**

Analysis Over Time

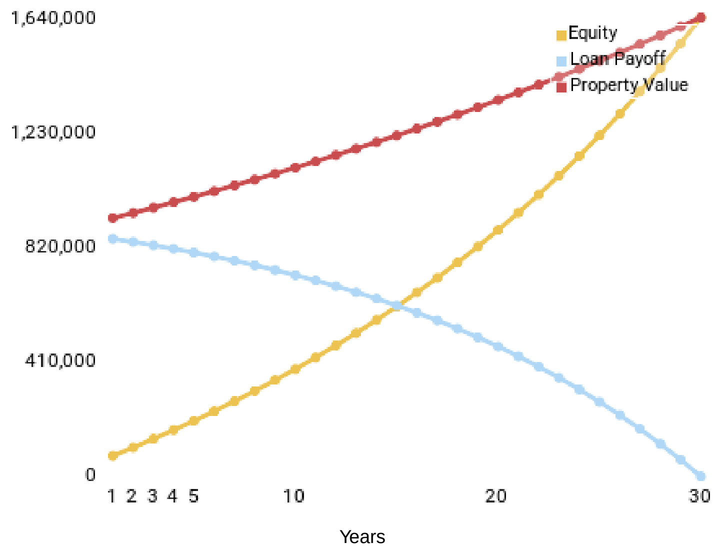
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$77,112	$78,654	$83,469	$92,156	$101,748	$112,338	$136,939
Total Annual Expenses	$74,800	$75,054	$75,845	$77,274	$78,851	$80,592	$84,636
Total Annual Cashflow	$2,312	$3,600	$7,623	$14,882	$22,897	$31,746	$52,303
Cash on Cash ROI	3.82%	5.96%	12.61%	24.62%	37.88%	52.52%	86.53%
Property Value	$927,088	$945,630	$1,003,510	$1,107,956	$1,223,273	$1,350,592	$1,646,365
Equity	$74,227	$104,026	$200,019	$385,360	$609,792	$884,291	$1,646,365
Loan Balance	$852,861	$841,604	$803,491	$722,597	$613,482	$466,302	$0
Total Profit if Sold	$16,093	$49,493	$164,279	$409,226	$731,796	$1,146,978	$2,336,219
Compound Annual Growth Rate	27%	35%	30%	23%	19%	16%	13%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1915