BiggerPockets®

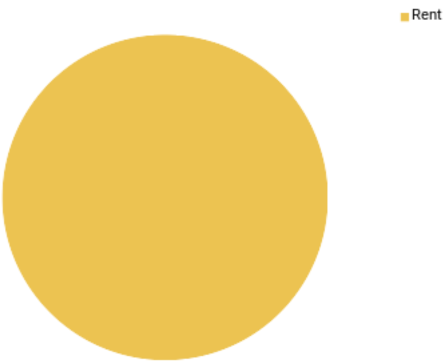
206 N Despelder St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,600.00	$1,481.87	$118.13	6.13%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,752.00	$3,000.00	47.25%	6.13%

Property Information

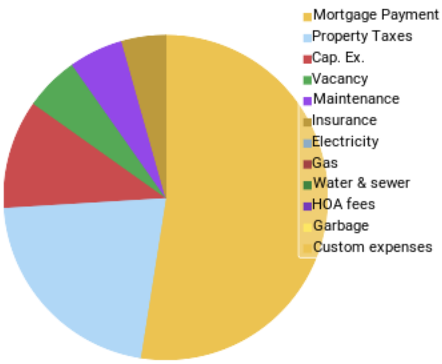
Purchase Price:	$175,400.00
Purchase Closing Costs:	$3,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$178,400.00**
After Repair Value	
Down Payment:	$0.00
Loan Amount:	$175,400.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.400%
Monthly P&I:	**$777.87**

Income



Rent	$1,600.00
Total	**$1,600.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$80.00	Maintenance	$80.00
Cap. Ex.	$160.00	Insurance	$65.00
Property Taxes	$319.00	Mortgage Payment	$777.87
Total	**$1,481.87**		

Financial Projections

Total Initial Equity:	-$175,400.00		
Gross Rent Multiplier:	9.14		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	6.13%	Debt Coverage Ratio:	1.15
ARV based on Cap Rate:	$175,400.00		

50% Rule Cash Flow Estimates

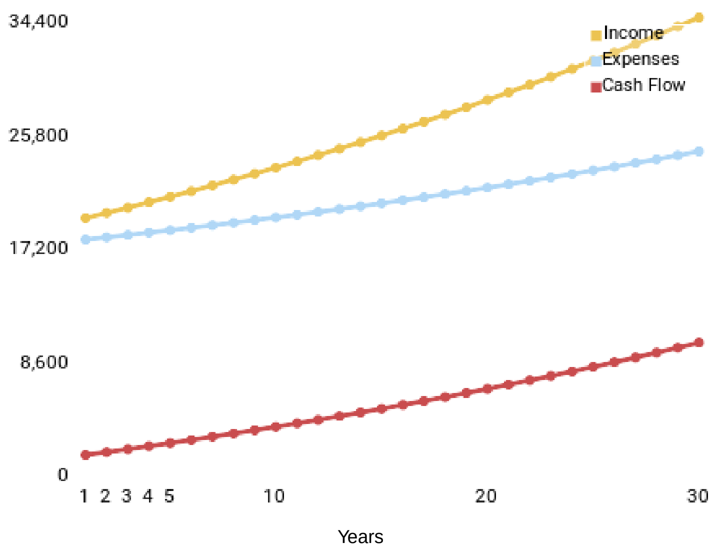
Total Monthly Income:	$1,600.00
x50% for Expenses:	$800.00
Monthly Payment/Interest Payment:	$777.87
Total Monthly Cash Flow using 50% Rule:	**$22.13**

Analysis Over Time

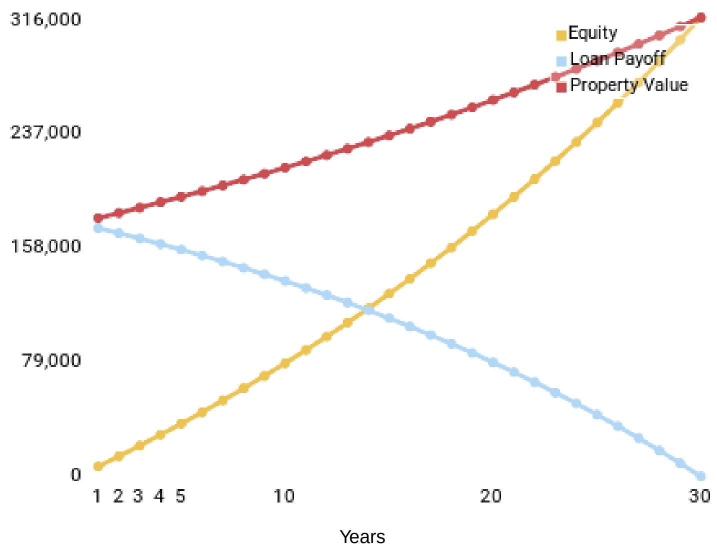
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	**Year 2**	**Year 5**	**Year 10**	**Year 15**	**Year 20**	**Year 30**
Total Annual Income	$19,584	$19,976	$21,198	$23,405	$25,841	$28,530	$34,778
Total Annual Expenses	$17,951	$18,124	$18,662	$19,632	$20,704	$21,888	$24,637
Total Annual Cashflow	$1,633	$1,852	$2,537	$3,772	$5,136	$6,643	$10,141
Cash on Cash ROI	54.42%	61.73%	84.56%	125.74%	171.21%	221.42%	338.05%
Property Value	$178,908	$182,486	$193,656	$213,812	$236,065	$260,635	$317,713
Equity	$6,932	$14,052	$36,599	$78,492	$126,504	$181,598	$317,713
Loan Balance	$171,976	$168,434	$157,057	$135,320	$109,561	$79,037	$0
Total Profit if Sold	$5,564	$14,537	$44,000	$102,234	$173,146	$258,381	$479,593
Compound Annual Growth Rate	185%	142%	73%	43%	31%	25%	18%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1930