BiggerPockets®

72 Mercy St

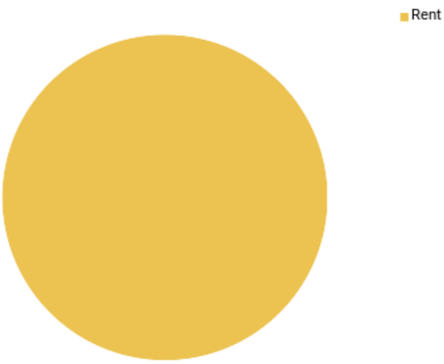
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,700.00	$2,590.70	-$890.70	3.38%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,140.00	$15,500.00	-68.96%	3.38%

Property Information

Purchase Price:	$300,000.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$305,000.00**
After Repair Value	

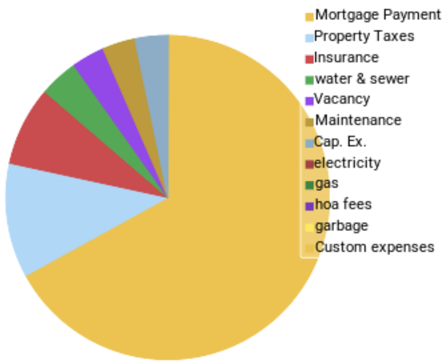
Down Payment:	$10,500.00
Loan Amount:	$289,500.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$1,735.70**

Income



Rent	$1,700.00
Total	**$1,700.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$100.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$85.00	Maintenance	$85.00
Cap. Ex.	$85.00	Insurance	$205.00
Property Taxes	$295.00	Mortgage Payment	$1,735.70
Total	**$2,590.70**		

Financial Projections

Total Initial Equity:	-$289,500.00		
Gross Rent Multiplier:	14.71		
Income-Expense Ratio (2% Rule):	0.56%		
Typical Cap Rate:	3.38%	Debt Coverage Ratio:	0.49
ARV based on Cap Rate:	$300,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,700.00
x50% for Expenses:	$850.00
Monthly Payment/Interest Payment:	$1,735.70
Total Monthly Cash Flow using 50% Rule:	**-$885.70**

Analysis Over Time

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

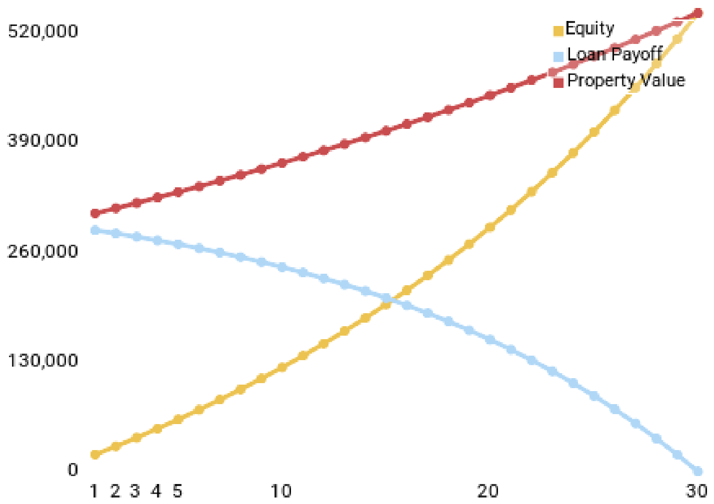
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$20,808	$21,224	$22,523	$24,867	$27,456	$30,313	$36,952
Total Annual Expenses	$31,294	$31,503	$32,156	$33,335	$34,637	$36,074	$39,413
Total Annual Cashflow	-$10,486	-$10,279	-$9,633	-$8,468	-$7,181	-$5,761	-$2,461
Cash on Cash ROI	-67.65%	-66.31%	-62.15%	-54.63%	-46.33%	-37.17%	-15.88%
Property Value	$306,000	$312,120	$331,224	$365,698	$403,761	$445,784	$543,408
Equity	$20,055	$29,949	$61,832	$123,428	$198,074	$289,444	$543,408
Loan Balance	$285,945	$282,171	$269,392	$242,270	$205,686	$156,340	$0
Total Profit if Sold	-$5,930	-$6,315	-$3,986	$12,895	$49,011	$108,679	$322,644
Compound Annual Growth Rate	-38%	-23%	-6%	6%	10%	11%	11%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



Years