BiggerPockets

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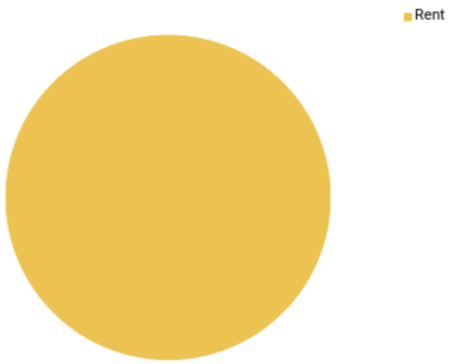
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$15,400.00	$12,880.78	$2,519.22	12.42%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$74,520.00	$132,000.00	22.90%	12.42%

Property Information

Purchase Price:	$600,000.00
Purchase Closing Costs:	$12,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$612,000.00**
After Repair Value	

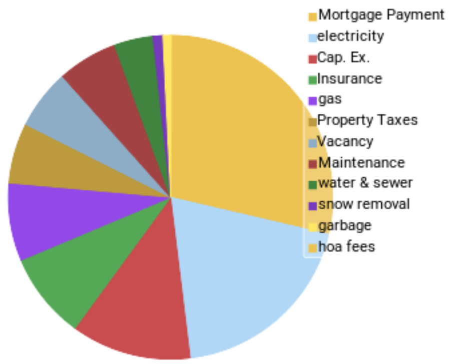
Down Payment:	$120,000.00
Loan Amount:	$480,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.500%
Monthly P&I:	**$3,690.78**

Income



Rent	$15,400.00
Total	**$15,400.00**

Expenses



electricity	$2,500.00	gas	$1,000.00
water & sewer	$500.00	hoa fees	$0.00
garbage	$100.00	snow removal	$125.00
Vacancy	$770.00	Maintenance	$770.00
Cap. Ex.	$1,540.00	Insurance	$1,111.00
Property Taxes	$774.00	Mortgage Payment	$3,690.78
Total	**$12,880.78**		

Financial Projections

Total Initial Equity:	-$480,000.00		
Gross Rent Multiplier:	3.25		
Income-Expense Ratio (2% Rule):	2.52%		
Typical Cap Rate:	12.42%	Debt Coverage Ratio:	1.68
ARV based on Cap Rate:	$600,000.00		

50% Rule Cash Flow Estimates

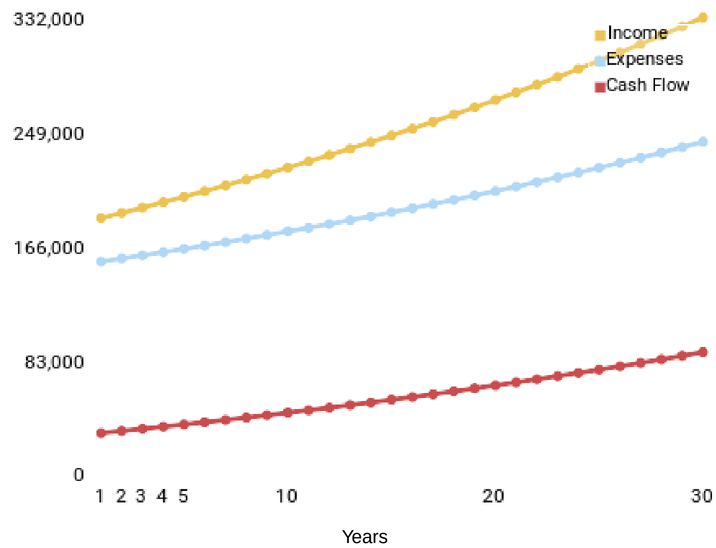
Total Monthly Income:	$15,400.00
x50% for Expenses:	$7,700.00
Monthly Payment/Interest Payment:	$3,690.78
Total Monthly Cash Flow using 50% Rule:	**$4,009.22**

Analysis Over Time

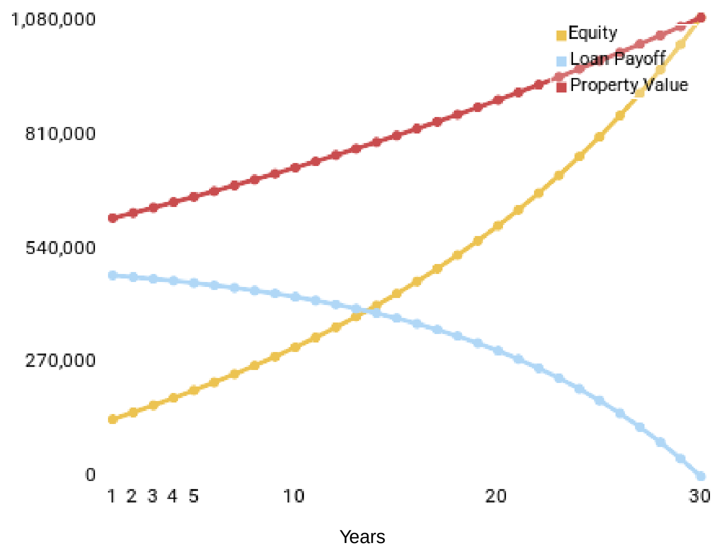
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

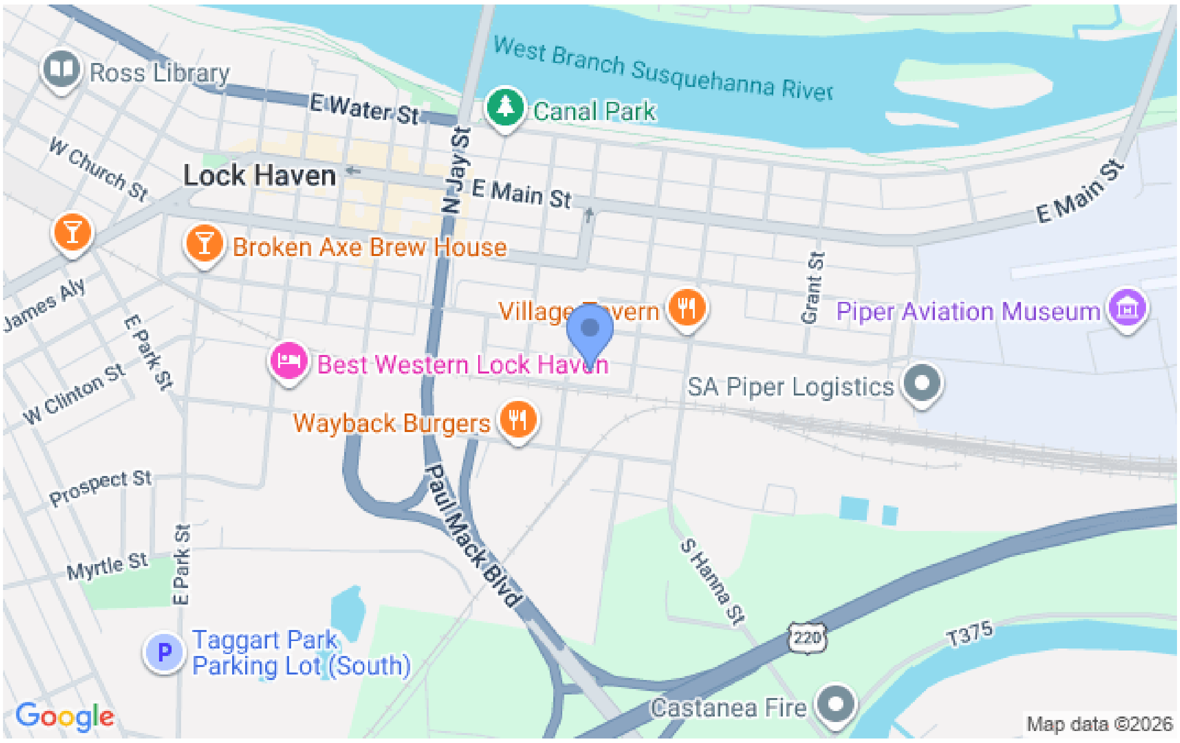
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$188,496	$192,266	$204,034	$225,270	$248,716	$274,603	$334,740
Total Annual Expenses	$156,775	$159,025	$166,047	$178,720	$192,712	$208,160	$244,046
Total Annual Cashflow	$31,721	$33,241	$37,987	$46,550	$56,005	$66,443	$90,693
Cash on Cash ROI	24.03%	25.18%	28.78%	35.27%	42.43%	50.34%	68.71%
Property Value	$612,000	$624,240	$662,448	$731,397	$807,521	$891,568	$1,086,817
Equity	$135,629	$151,818	$204,095	$306,104	$432,723	$593,890	$1,086,817
Loan Balance	$476,371	$472,422	$458,353	$425,292	$374,798	$297,678	$0
Total Profit if Sold	$35,350	$84,780	$246,209	$563,503	$950,861	$1,422,955	$2,709,730
Compound Annual Growth Rate	27%	28%	23%	18%	15%	13%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





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