BiggerPockets®

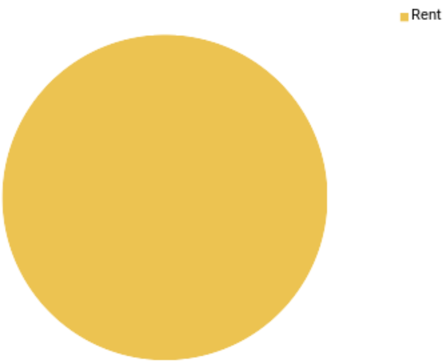
521 Mabbette St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,200.00	$3,864.05	$335.95	6.59%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$27,696.00	$106,000.00	3.80%	7.10%

Property Information

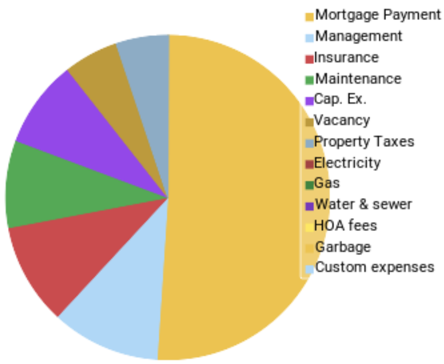
Purchase Price:	$390,000.00
Purchase Closing Costs:	$8,000.00
Estimated Repair Costs:	$20,000.00
Total Cost of Project:	**$418,000.00**
After Repair Value	$419,999.00
Down Payment:	$78,000.00
Loan Amount:	$312,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$1,972.05**

Income



Rent	$4,200.00
Total	**$4,200.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$210.00	Maintenance	$336.00
Cap. Ex.	$336.00	Management	$420.00
Insurance	$390.00	Property Taxes	$200.00
Mortgage Payment	$1,972.05		
Total	**$3,864.05**		

Financial Projections

Total Initial Equity:	$107,999.00		
Gross Rent Multiplier:	7.74		
Income-Expense Ratio (2% Rule):	1.00%		
Typical Cap Rate:	7.10%	Debt Coverage Ratio:	1.17
ARV based on Cap Rate:	$390,000.00		

50% Rule Cash Flow Estimates

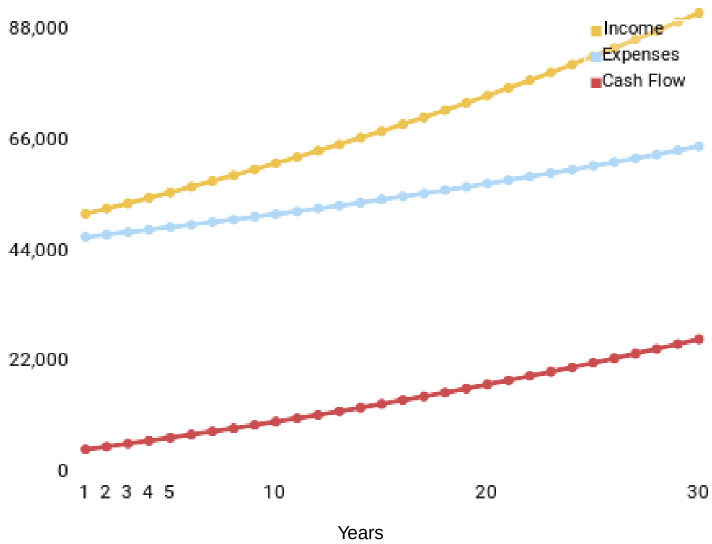
Total Monthly Income:	$4,200.00
x50% for Expenses:	$2,100.00
Monthly Payment/Interest Payment:	$1,972.05
Total Monthly Cash Flow using 50% Rule:	**$127.95**

Analysis Over Time

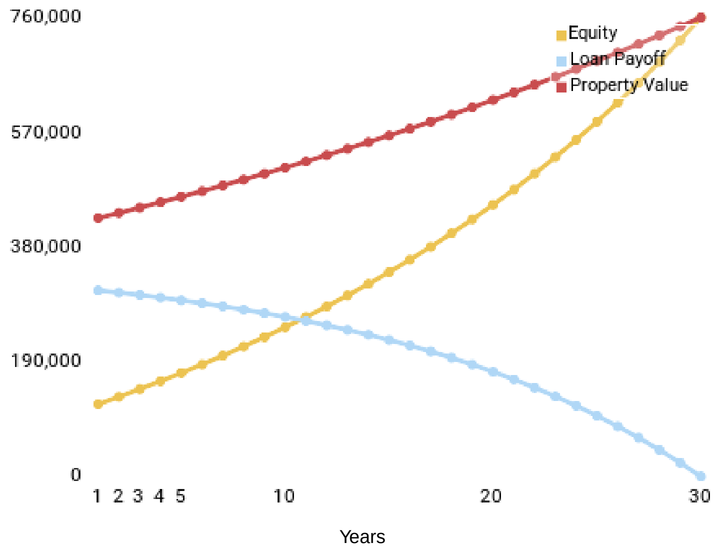
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$51,408	$52,436	$55,646	$61,437	$67,832	$74,892	$91,293
Total Annual Expenses	$46,823	$47,286	$48,732	$51,341	$54,221	$57,402	$64,790
Total Annual Cashflow	$4,585	$5,150	$6,914	$10,097	$13,611	$17,490	$26,503
Cash on Cash ROI	4.33%	4.86%	6.52%	9.53%	12.84%	16.50%	25.00%
Property Value	$428,399	$436,967	$463,713	$511,976	$565,263	$624,096	$760,770
Equity	$119,886	$132,175	$171,647	$247,475	$338,879	$450,421	$760,770
Loan Balance	$308,513	$304,792	$292,066	$264,502	$226,385	$173,676	$0
Total Profit if Sold	$18,472	$35,911	$94,337	$214,157	$366,447	$557,527	$1,090,876
Compound Annual Growth Rate	17%	16%	14%	12%	10%	10%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1900