BiggerPockets®

604 Euclid Ter

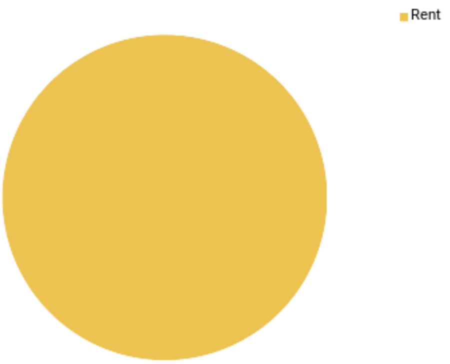
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$5,100.00	$3,473.48	$1,626.52	11.03%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$38,580.00	$74,941.40	26.04%	11.03%

Property Information

Purchase Price:	$349,707.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$354,707.00**
After Repair Value	

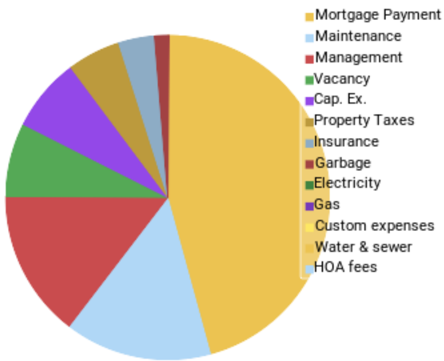
Down Payment:	$69,941.40
Loan Amount:	$279,765.60
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	**$1,588.48**

Income



Rent	$5,100.00
Total	**$5,100.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	-$2.00	HOA fees	-$2.00
Garbage	$50.00	Custom expenses	$0.00
Vacancy	$255.00	Maintenance	$510.00
Cap. Ex.	$255.00	Management	$510.00
Insurance	$125.00	Property Taxes	$184.00
Mortgage Payment	$1,588.48		
Total	**$3,473.48**		

Financial Projections

Total Initial Equity:	-$279,765.60		
Gross Rent Multiplier:	5.71		
Income-Expense Ratio (2% Rule):	1.44%		
Typical Cap Rate:	11.03%	Debt Coverage Ratio:	2.02
ARV based on Cap Rate:	$349,707.00		

50% Rule Cash Flow Estimates

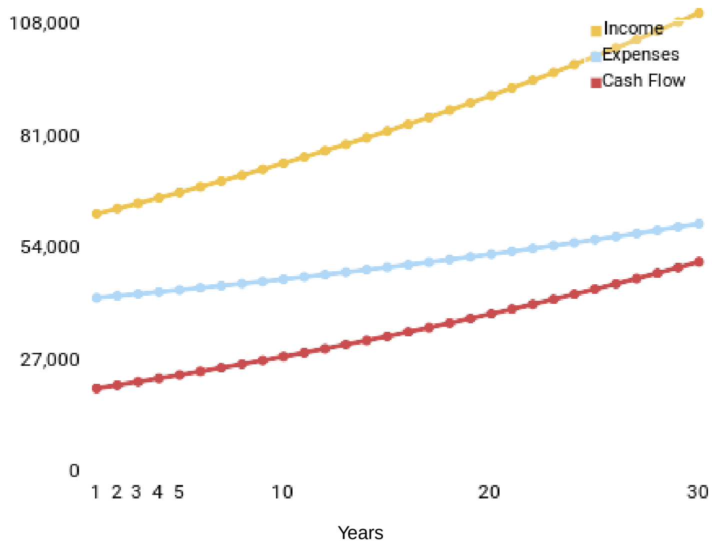
Total Monthly Income:	$5,100.00
x50% for Expenses:	$2,550.00
Monthly Payment/Interest Payment:	$1,588.48
Total Monthly Cash Flow using 50% Rule:	**$961.52**

Analysis Over Time

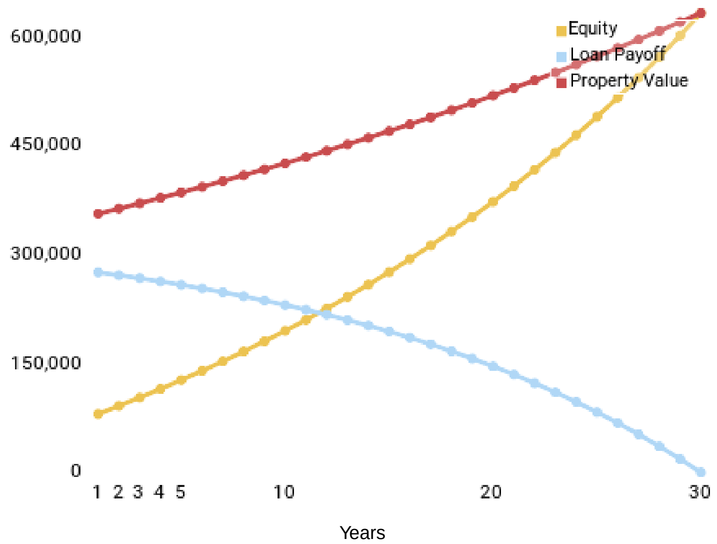
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$62,424	$63,672	$67,570	$74,602	$82,367	$90,940	$110,855
Total Annual Expenses	$42,134	$42,596	$44,036	$46,635	$49,505	$52,674	$60,035
Total Annual Cashflow	$20,290	$21,077	$23,534	$27,967	$32,862	$38,266	$50,821
Cash on Cash ROI	27.07%	28.12%	31.40%	37.32%	43.85%	51.06%	67.81%
Property Value	$356,701	$363,835	$386,105	$426,291	$470,660	$519,646	$633,446
Equity	$80,704	$91,820	$127,432	$195,370	$276,251	$373,278	$633,446
Loan Balance	$275,997	$272,016	$258,673	$230,921	$194,408	$146,368	$0
Total Profit if Sold	$26,053	$58,245	$161,969	$360,700	$595,907	$873,242	$1,583,071
Compound Annual Growth Rate	35%	33%	26%	19%	16%	14%	11%

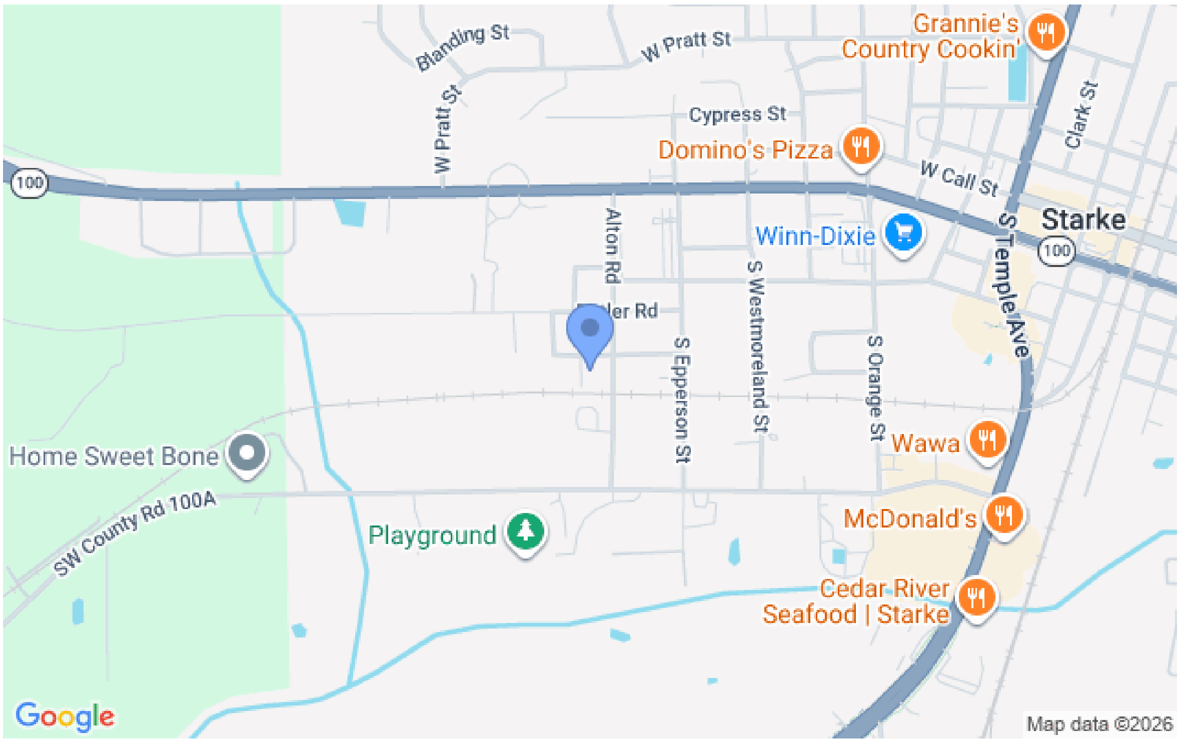
Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1940



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