BiggerPockets

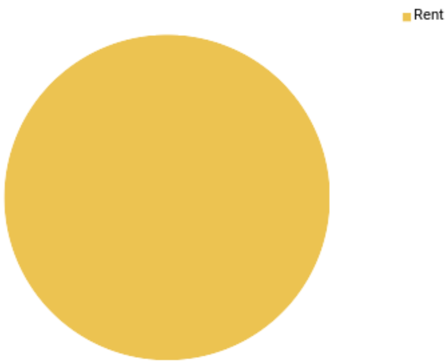
9738 Mill Valley Ln

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,838.00	$797.20	$1,040.80	8.44%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$20,249.61	$12,200.00	102.37%	8.44%

Property Information

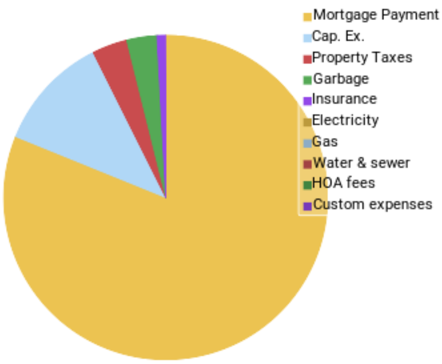
Purchase Price:	$240,000.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$245,000.00**
After Repair Value	
Down Payment:	$7,200.00
Loan Amount:	$232,800.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	0.000%
Monthly P&I:	**$646.67**

Income



Rent	$1,838.00
Total	**$1,838.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$24.00	Custom expenses	
Cap. Ex.	$91.53	Insurance	$7.00
Property Taxes	$28.00	Mortgage Payment	$646.67
Total	**$797.20**		

Financial Projections

Total Initial Equity:	-$232,800.00		
Gross Rent Multiplier:	10.88		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	8.44%	Debt Coverage Ratio:	2.61
ARV based on Cap Rate:	$240,000.00		

50% Rule Cash Flow Estimates

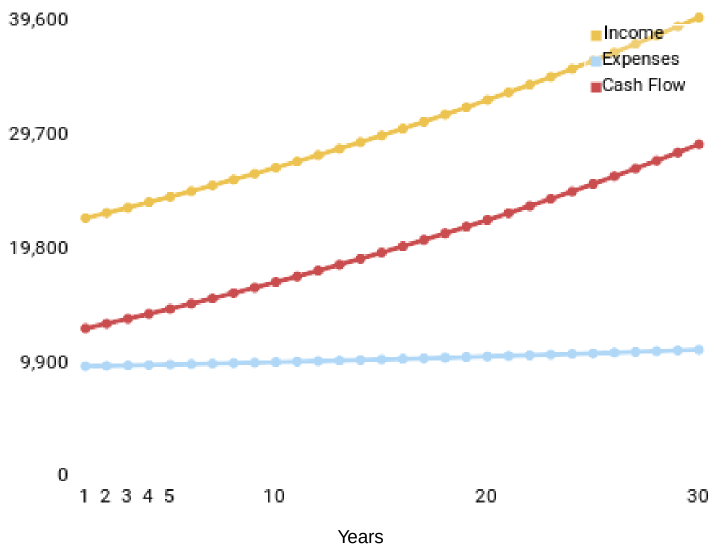
Total Monthly Income:	$1,838.00
x50% for Expenses:	$919.00
Monthly Payment/Interest Payment:	$646.67
Total Monthly Cash Flow using 50% Rule:	**$272.33**

Analysis Over Time

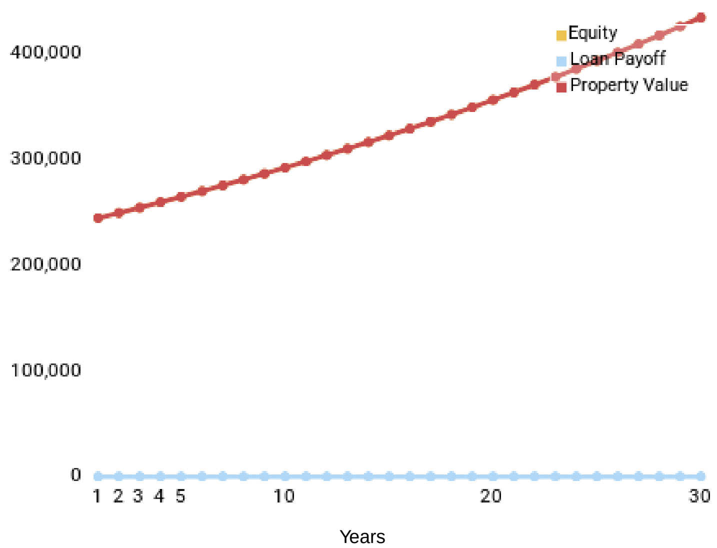
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$22,497	$22,947	$24,352	$26,886	$29,684	$32,774	$39,951
Total Annual Expenses	$9,603	$9,639	$9,754	$9,962	$10,191	$10,444	$11,032
Total Annual Cashflow	$12,895	$13,308	$14,597	$16,924	$19,493	$22,330	$28,919
Cash on Cash ROI	105.69%	109.08%	119.65%	138.72%	159.78%	183.03%	237.04%
Property Value	$244,800	$249,696	$264,979	$292,559	$323,008	$356,627	$434,727
Equity	$244,800	$249,696	$264,979	$292,559	$323,008	$356,627	$434,727
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$245,495	$263,698	$321,467	$428,921	$551,597	$691,080	$1,027,644
Compound Annual Growth Rate	2012%	376%	94%	43%	29%	22%	16%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1968