BiggerPockets®

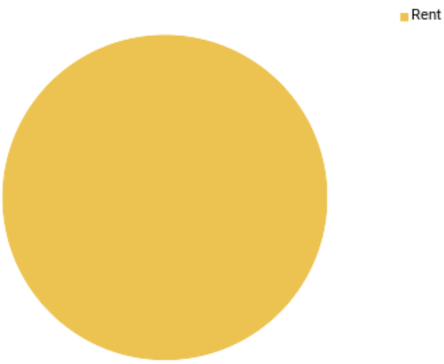
2425 Lindsay Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,140.00	$3,172.28	$967.72	8.55%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$32,064.00	$75,040.00	15.48%	8.55%

Property Information

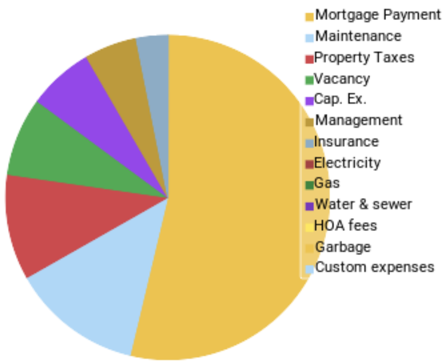
Purchase Price:	$375,200.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$375,200.00**
After Repair Value	
Down Payment:	$75,040.00
Loan Amount:	$300,160.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	**$1,704.28**

Income



Rent	$4,140.00
Total	**$4,140.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$248.40	Maintenance	$414.00
Cap. Ex.	$207.00	Management	$165.60
Insurance	$100.00	Property Taxes	$333.00
Mortgage Payment	$1,704.28		
Total	**$3,172.28**		

Financial Projections

Total Initial Equity:	-$300,160.00		
Gross Rent Multiplier:	7.55		
Income-Expense Ratio (2% Rule):	1.10%		
Typical Cap Rate:	8.55%	Debt Coverage Ratio:	1.57
ARV based on Cap Rate:	$375,200.00		

50% Rule Cash Flow Estimates

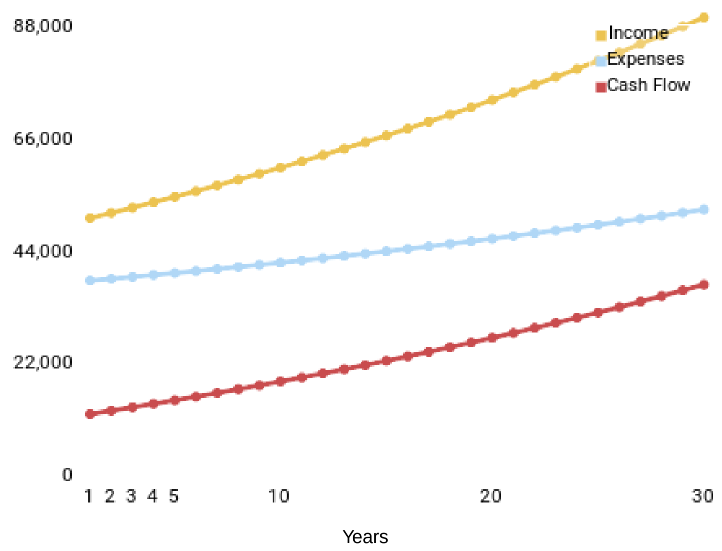
Total Monthly Income:	$4,140.00
x50% for Expenses:	$2,070.00
Monthly Payment/Interest Payment:	$1,704.28
Total Monthly Cash Flow using 50% Rule:	**$365.72**

Analysis Over Time

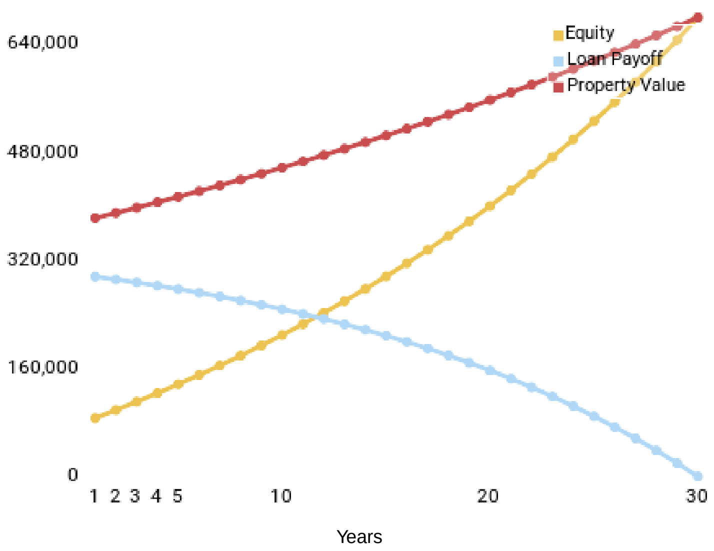
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$50,674	$51,687	$54,851	$60,560	$66,863	$73,822	$89,988
Total Annual Expenses	$38,420	$38,779	$39,901	$41,925	$44,160	$46,628	$52,360
Total Annual Cashflow	$12,254	$12,908	$14,950	$18,635	$22,703	$27,194	$37,628
Cash on Cash ROI	16.33%	17.20%	19.92%	24.83%	30.25%	36.24%	50.14%
Property Value	$382,704	$390,358	$414,251	$457,367	$504,970	$557,527	$679,623
Equity	$86,587	$98,513	$136,721	$209,612	$296,389	$400,489	$679,623
Loan Balance	$296,117	$291,845	$277,530	$247,755	$208,580	$157,038	$0
Total Profit if Sold	$23,801	$48,635	$129,624	$288,172	$480,166	$711,076	$1,317,834
Compound Annual Growth Rate	32%	28%	22%	17%	14%	12%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1960