BiggerPockets®

458 Racine Dr

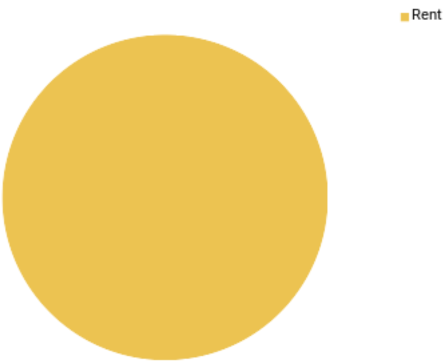
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,800.00	$3,389.73	$410.27	7.17%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$29,892.00	$114,250.00	4.31%	7.17%

Property Information

Purchase Price:	$417,000.00
Purchase Closing Costs:	$10,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$427,000.00**
After Repair Value	

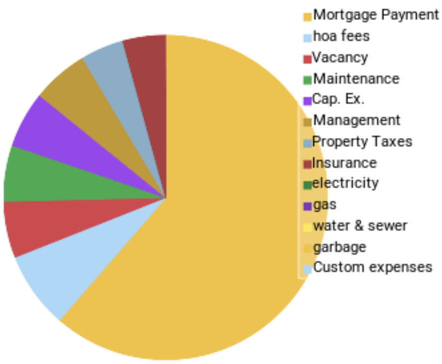
Down Payment:	$104,250.00
Loan Amount:	$312,750.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	**$2,080.73**

Income



Rent	$3,800.00
Total	**$3,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$258.00
garbage	$0.00	Custom expenses	
Vacancy	$190.00	Maintenance	$190.00
Cap. Ex.	$190.00	Management	$190.00
Insurance	$145.00	Property Taxes	$146.00
Mortgage Payment	$2,080.73		
Total	**$3,389.73**		

Financial Projections

Total Initial Equity:	-$312,750.00		
Gross Rent Multiplier:	9.14		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	7.17%	Debt Coverage Ratio:	1.20
ARV based on Cap Rate:	$417,000.00		

50% Rule Cash Flow Estimates

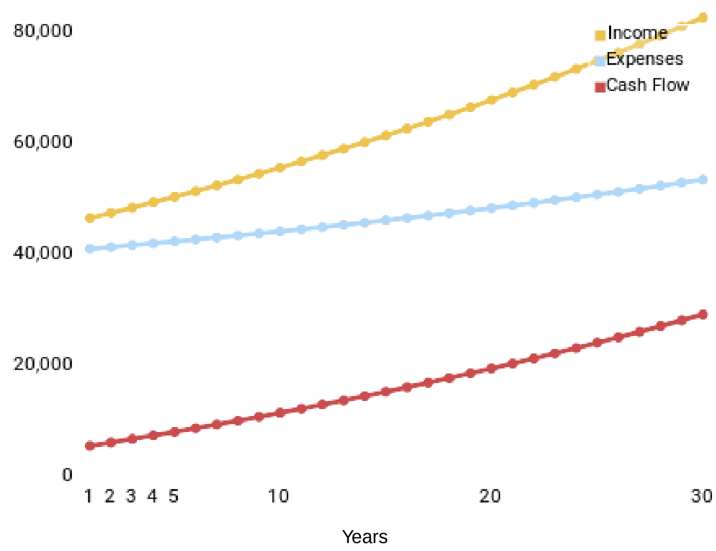
Total Monthly Income:	$3,800.00
x50% for Expenses:	$1,900.00
Monthly Payment/Interest Payment:	$2,080.73
Total Monthly Cash Flow using 50% Rule:	**-$180.73**

Analysis Over Time

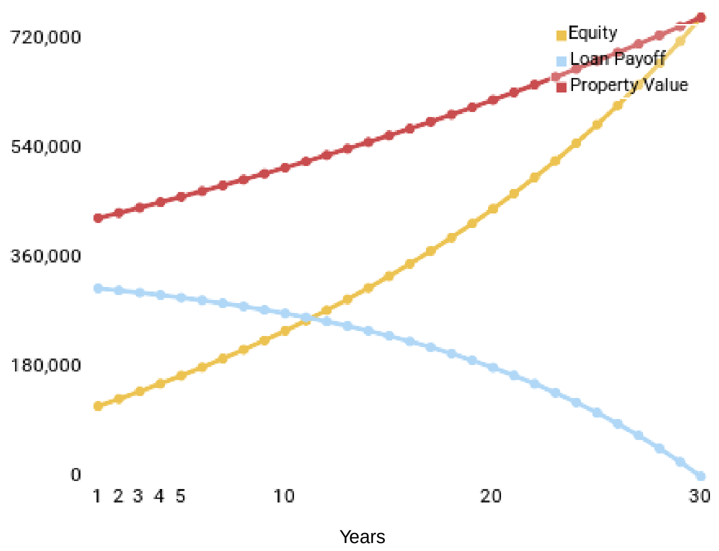
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$46,512	$47,442	$50,346	$55,586	$61,372	$67,759	$82,598
Total Annual Expenses	$40,991	$41,311	$42,312	$44,117	$46,110	$48,310	$53,422
Total Annual Cashflow	$5,521	$6,131	$8,034	$11,469	$15,262	$19,449	$29,176
Cash on Cash ROI	4.83%	5.37%	7.03%	10.04%	13.36%	17.02%	25.54%
Property Value	$425,340	$433,847	$460,402	$508,321	$561,227	$619,640	$755,338
Equity	$115,767	$127,680	$166,005	$239,942	$329,733	$440,434	$755,338
Loan Balance	$309,573	$306,166	$294,397	$268,378	$231,494	$179,206	$0
Total Profit if Sold	$7,038	$25,082	$85,581	$209,860	$368,225	$567,631	$1,128,938
Compound Annual Growth Rate	6%	10%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1984