BiggerPockets®

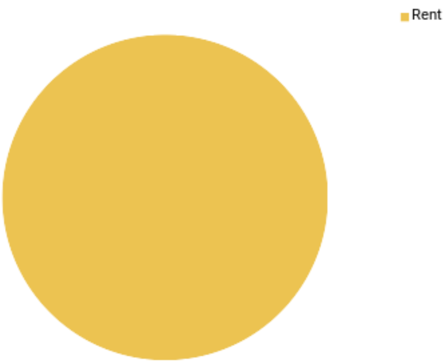
12004 Phoenix Ave NE

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,000.00	$4,074.57	-$74.57	6.59%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$35,529.60	$26,865.00	-3.33%	6.59%

Property Information

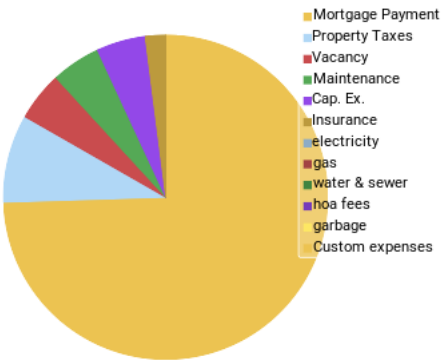
Purchase Price:	$539,000.00
Purchase Closing Costs:	$8,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$547,000.00**
After Repair Value	$650,000.00
Down Payment:	$18,865.00
Loan Amount:	$520,135.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.750%
Monthly P&I:	**$3,035.37**

Income



Rent	$4,000.00
Total	**$4,000.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$200.00	Maintenance	$200.00
Cap. Ex.	$199.20	Insurance	$83.00
Property Taxes	$357.00	Mortgage Payment	$3,035.37
Total	**$4,074.57**		

Financial Projections

Total Initial Equity:	$129,865.00		
Gross Rent Multiplier:	11.23		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	6.59%	Debt Coverage Ratio:	0.98
ARV based on Cap Rate:	$539,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$4,000.00
x50% for Expenses:	$2,000.00
Monthly Payment/Interest Payment:	$3,035.37
Total Monthly Cash Flow using 50% Rule:	**-$1,035.37**

Analysis Over Time

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

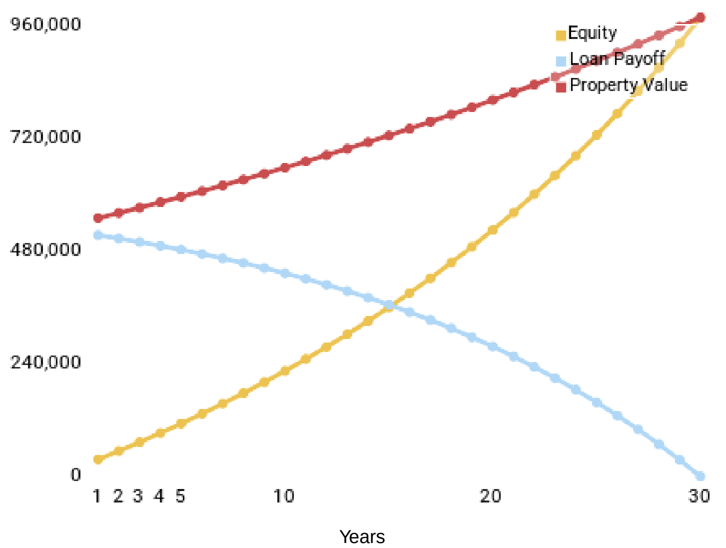
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$48,960	$49,939	$52,996	$58,512	$64,602	$71,325	$86,945
Total Annual Expenses	$49,144	$49,399	$50,193	$51,626	$53,208	$54,955	$59,013
Total Annual Cashflow	-$184	$541	$2,803	$6,886	$11,394	$16,371	$27,933
Cash on Cash ROI	-0.69%	2.01%	10.43%	25.63%	42.41%	60.94%	103.97%
Property Value	$549,780	$560,776	$595,100	$657,038	$725,423	$800,926	$976,324
Equity	$36,336	$54,418	$112,611	$224,701	$359,897	$524,403	$976,324
Loan Balance	$513,444	$506,358	$482,489	$432,337	$365,526	$276,523	$0
Total Profit if Sold	-$31,947	-$14,149	$47,587	$181,134	$358,976	$589,522	$1,253,698
Compound Annual Growth Rate	0%	-31%	23%	23%	19%	17%	14%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



House Size (sq. ft)	762.0
Year Built	1978