BiggerPockets®

926 N 33rd St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,228.00	$663.91	$2,564.09	7.07%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$30,769.06	$439,350.00	7.00%	7.07%

Property Information

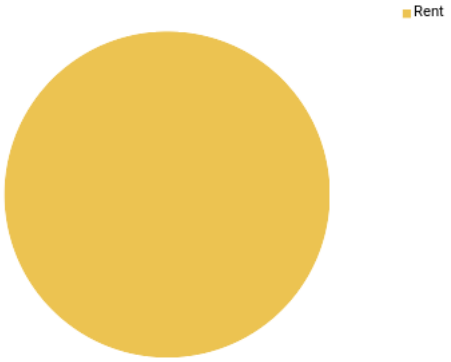
Purchase Price:	$435,000.00
Purchase Closing Costs:	$4,350.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$439,350.00**
After Repair Value	



Property Description
Enjoy this gorgeous 3 bed, 2.5 bath in the Heart of Church Hill and the 1st of 8 new home to be built on this block! Boasting great outdoor living spaces with covered front and rear porches and a privacy fenced rear yard! Sleekly designed and well appointed with 9 ceilings and hardwoods throughout, loads of recessed lights, tons of closets, grea...

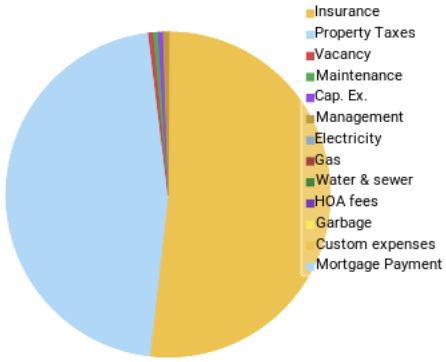
Down Payment:	$435,000.00
Loan Amount:	$0.00
Loan Points:	-
Loan Fees:	$0.00
Loan Interest Rate:	-
Monthly P&I:	**$0.00**

Income



Rent	$3,228.00
Total	**$3,228.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$3.23	Maintenance	$3.23
Cap. Ex.	$3.23	Management	$3.23
Insurance	$344.00	Property Taxes	$307.00
Mortgage Payment	$0.00		
Total	**$663.91**		

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Financial Projections

Total Initial Equity:	$0.00		
Gross Rent Multiplier:	11.23		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	7.07%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	$435,000.00		

50% Rule Cash Flow Estimates

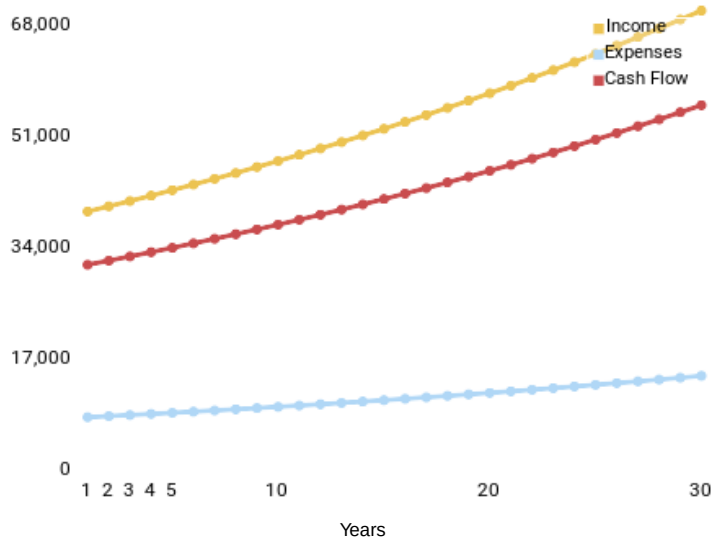
Total Monthly Income:	$3,228.00
x50% for Expenses:	$1,614.00
Monthly Payment/Interest Payment:	$0.00
Total Monthly Cash Flow using 50% Rule:	**$1,614.00**

Analysis Over Time

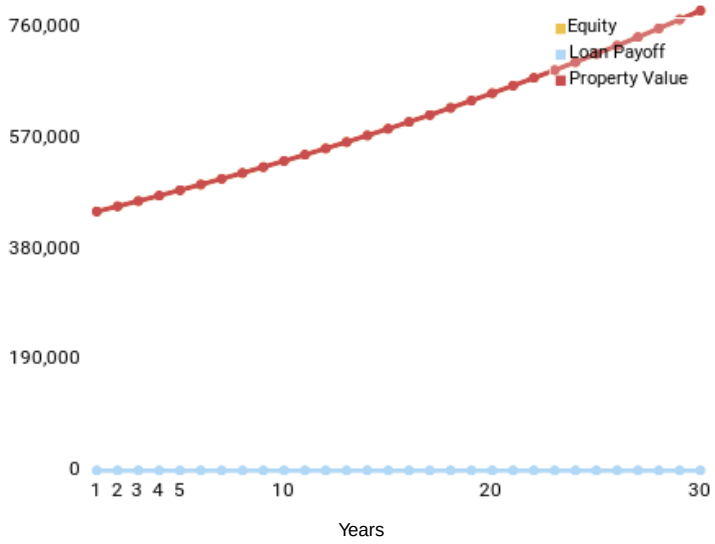
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$39,511	$40,301	$42,768	$47,219	$52,134	$57,560	$70,165
Total Annual Expenses	$8,126	$8,289	$8,796	$9,712	$10,722	$11,838	$14,431
Total Annual Cashflow	$31,384	$32,012	$33,972	$37,507	$41,411	$45,721	$55,734
Cash on Cash ROI	7.14%	7.29%	7.73%	8.54%	9.43%	10.41%	12.69%
Property Value	$443,700	$452,574	$480,275	$530,263	$585,453	$646,387	$787,942
Equity	$443,700	$452,574	$480,275	$530,263	$585,453	$646,387	$787,942
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$2,457	$42,678	$168,230	$394,794	$644,938	$921,117	$1,562,703
Compound Annual Growth Rate	1%	5%	7%	7%	6%	6%	5%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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House Size (sq. ft)	1732.0
Year Built	2925



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