BiggerPockets®

445 N Ohio Ave

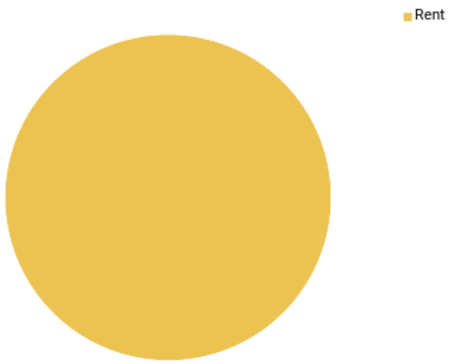
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,500.00	$1,855.78	-$355.78	4.37%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$9,612.00	$47,300.00	-9.03%	4.37%

Property Information

Purchase Price:	$220,000.00
Purchase Closing Costs:	$3,300.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$223,300.00**
After Repair Value	

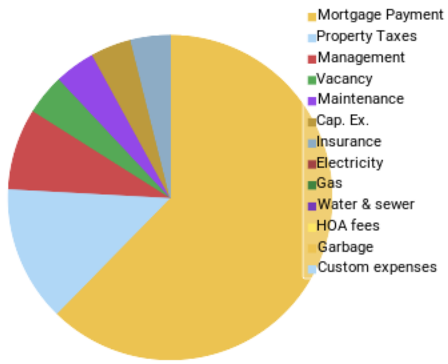
Down Payment:	$44,000.00
Loan Amount:	$176,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.880%
Monthly P&I:	**$1,156.78**

Income



Rent	$1,500.00
Total	**$1,500.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$75.00	Maintenance	$75.00
Cap. Ex.	$75.00	Management	$150.00
Insurance	$73.00	Property Taxes	$251.00
Mortgage Payment	$1,156.78		
Total	**$1,855.78**		

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Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools.

Financial Projections

Total Initial Equity:	-$176,000.00		
Gross Rent Multiplier:	12.22		
Income-Expense Ratio (2% Rule):	0.67%		
Typical Cap Rate:	4.37%	Debt Coverage Ratio:	0.69
ARV based on Cap Rate:	$220,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,500.00
x50% for Expenses:	$750.00
Monthly Payment/Interest Payment:	$1,156.78
Total Monthly Cash Flow using 50% Rule:	**-$406.78**

Analysis Over Time

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

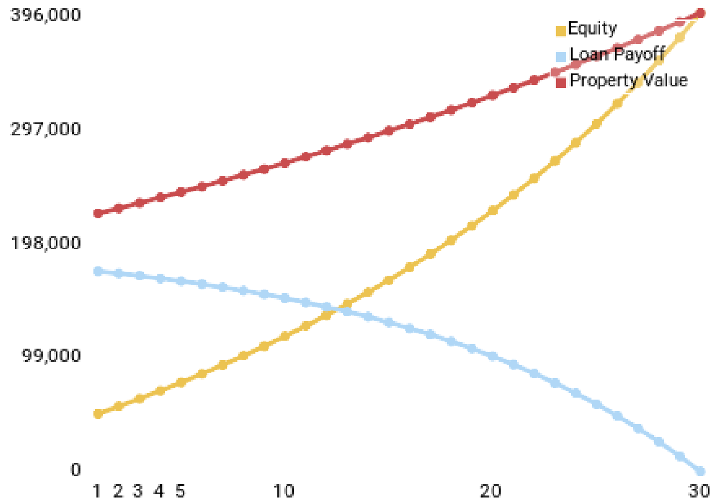
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$18,360	$18,727	$19,873	$21,942	$24,226	$26,747	$32,605
Total Annual Expenses	$22,437	$22,608	$23,142	$24,106	$25,171	$26,346	$29,075
Total Annual Cashflow	-$4,077	-$3,881	-$3,269	-$2,164	-$945	$402	$3,529
Cash on Cash ROI	-8.62%	-8.21%	-6.91%	-4.58%	-2.00%	0.85%	7.46%
Property Value	$224,400	$228,888	$242,898	$268,179	$296,091	$326,908	$398,500
Equity	$50,230	$56,677	$77,440	$117,578	$166,426	$226,746	$398,500
Loan Balance	$174,170	$172,211	$165,457	$150,601	$129,665	$100,162	$0
Total Profit if Sold	-$17,978	-$15,748	-$6,462	$18,704	$58,247	$115,517	$302,609
Compound Annual Growth Rate	-38%	-18%	-3%	3%	5%	6%	7%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



Years

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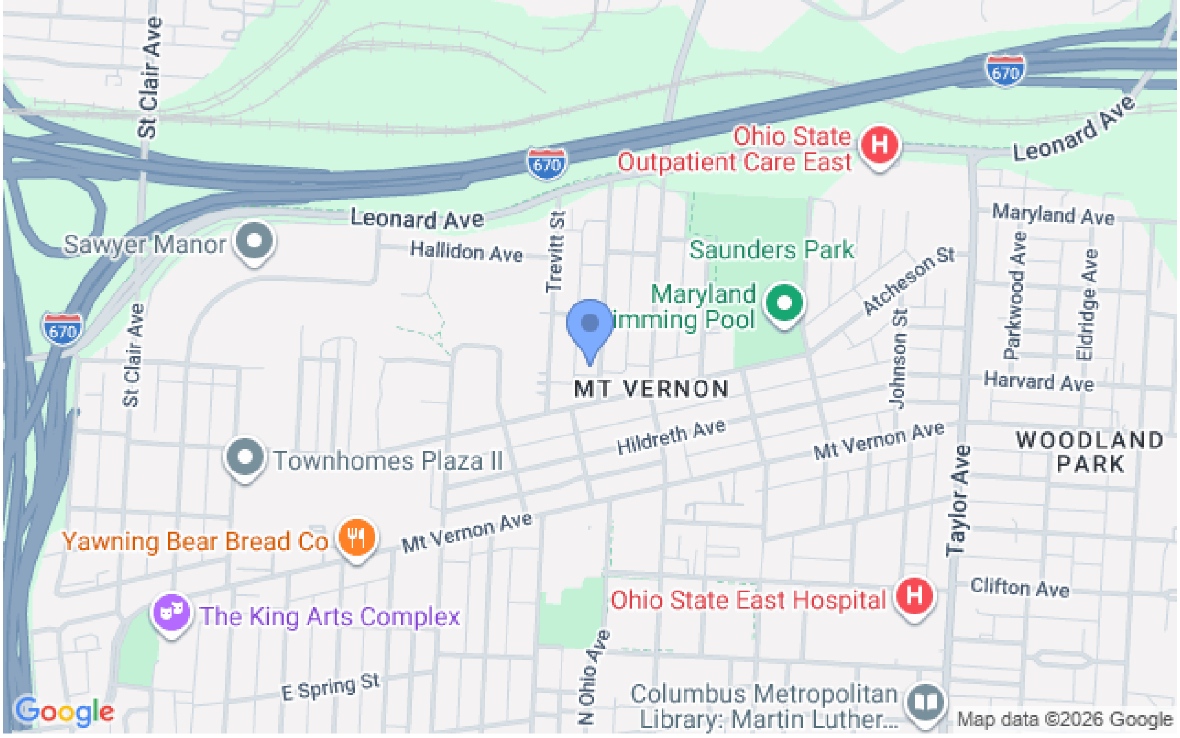

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