BiggerPockets®

2232 W Liberty St

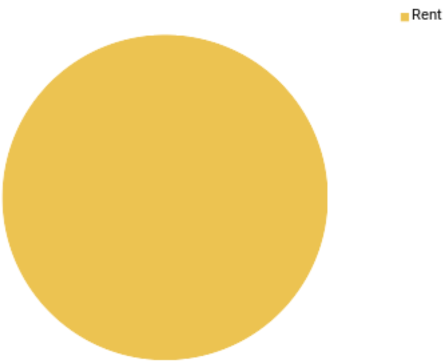
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,800.00	$475.00	$1,325.00	9.09%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$15,900.00	$161,750.00	9.83%	12.72%

Property Information

Purchase Price:	$125,000.00
Purchase Closing Costs:	$1,750.00
Estimated Repair Costs:	$35,000.00
Total Cost of Project:	**$161,750.00**
After Repair Value	$175,000.00

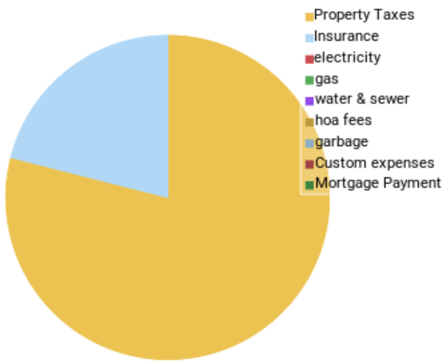
Down Payment:	$125,000.00
Loan Amount:	$0.00
Loan Points:	-
Loan Fees:	$0.00
Loan Interest Rate:	-
Monthly P&I:	**$0.00**

Income



Rent	$1,800.00
Total	**$1,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Insurance	$100.00	Property Taxes	$375.00
Mortgage Payment	$0.00		
Total	**$475.00**		

Financial Projections

Total Initial Equity:	$175,000.00		
Gross Rent Multiplier:	5.79		
Income-Expense Ratio (2% Rule):	1.11%		
Typical Cap Rate:	12.72%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	$125,000.00		

50% Rule Cash Flow Estimates

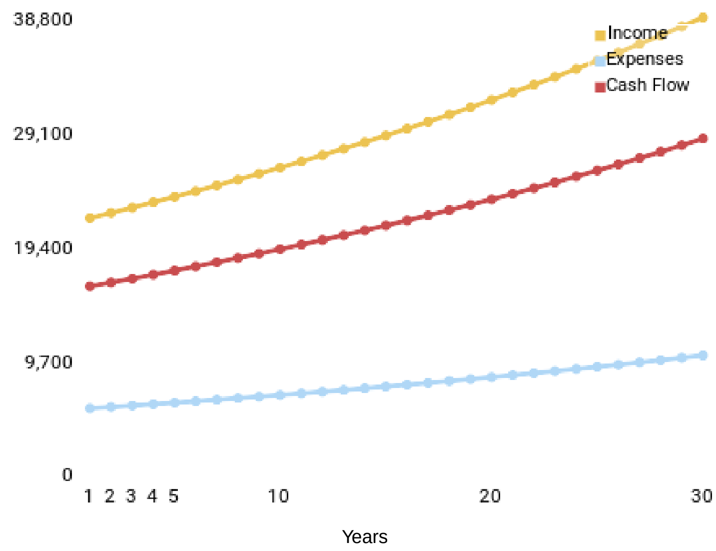
Total Monthly Income:	$1,800.00
x50% for Expenses:	$900.00
Monthly Payment/Interest Payment:	$0.00
Total Monthly Cash Flow using 50% Rule:	**$900.00**

Analysis Over Time

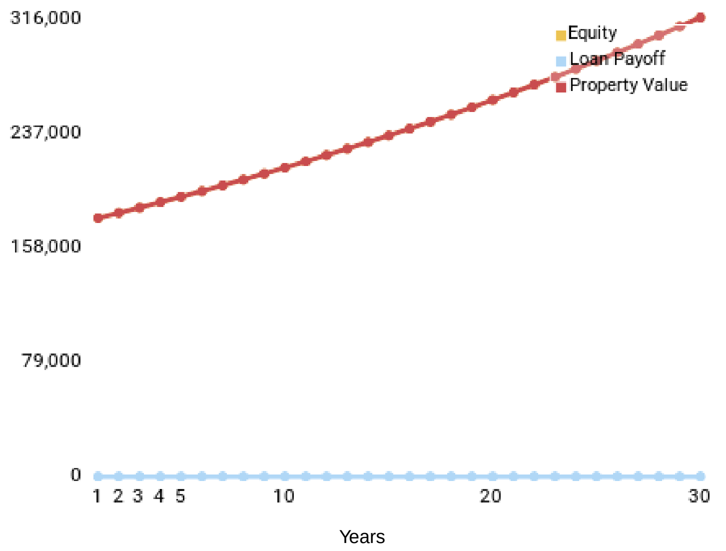
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

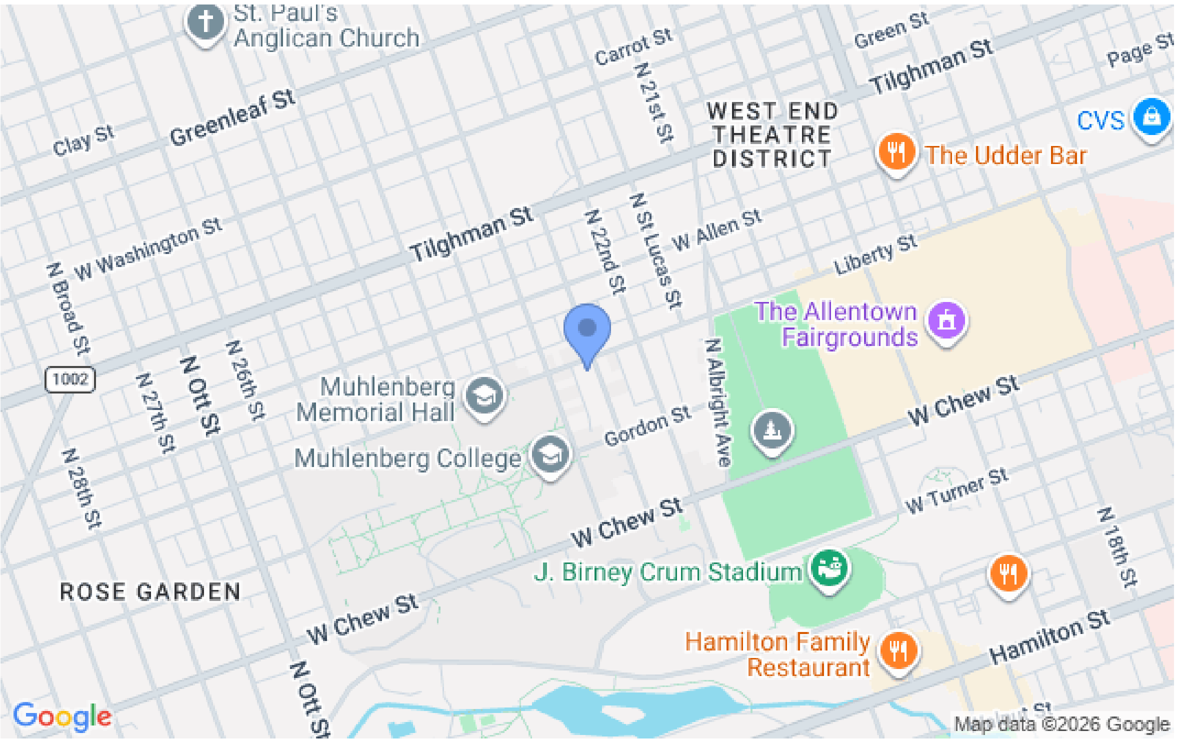
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$22,032	$22,473	$23,848	$26,330	$29,071	$32,096	$39,125
Total Annual Expenses	$5,814	$5,930	$6,293	$6,948	$7,671	$8,470	$10,325
Total Annual Cashflow	$16,218	$16,542	$17,555	$19,382	$21,399	$23,627	$28,801
Cash on Cash ROI	10.03%	10.23%	10.85%	11.98%	13.23%	14.61%	17.81%
Property Value	$178,500	$182,070	$193,214	$213,324	$235,527	$260,041	$316,988
Equity	$178,500	$182,070	$193,214	$213,324	$235,527	$260,041	$316,988
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$19,581	$39,425	$101,372	$213,157	$336,577	$472,842	$789,397
Compound Annual Growth Rate	12%	12%	10%	9%	8%	7%	6%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




St. Paul's Anglican Church
Greenleaf St
Clay St
Carrot St
N 21st St
Green St
Tilghman St
Page St
WEST END THEATRE DISTRICT
CVS
The Udder Bar
W Washington St
Tilghman St
N 22nd St
N St Lucas St
W Allen St
Liberty St
N Broad St
The Allentown Fairgrounds
1002
N 27th St
N Ott St
N 26th St
Muhlenberg Memorial Hall
Muhlenberg College
Gordon St
N Albright Ave
W Chew St
N 28th St
W Turner St
W Chew St
N 18th St
ROSE GARDEN
J. Birney Crum Stadium
W Chew St
Hamilton Family Restaurant
Hamilton St
N Ott St
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