


3 bedrooms, 1 1/2 bathrooms, 1422 Sq. Ft., Built 1966

 Max Allowable Offer
\$65,831.67

 Landlord's ROI
20.00%

 Landlord's Price
\$72,831.67

 Wholesaler's Profit
\$7,000.00

According to the data you provided, you can afford to offer \$65,831.67 to get this property under contract and your end buyer will pay \$72,831.67 for the property, netting you a wholesale fee of \$7,000.00. This is based on an eventual ARV of \$91,333.00, an ROI for your flipping cash buyer of 20.00%, and a rehab budget of \$1,500.00.

Financial Summary for Investor

Your Maximum Allowable Offer:	\$65,831.67	Purchase Closing Costs:	\$1,500.00
		Estimated Repairs:	\$1,500.00
Landlord's Purchase Price:	\$72,831.67	Total Project Cost:	\$75,831.67
Monthly Income:	\$625.00	After Repair Value:	\$91,333.00
Monthly Expenses:	\$587.87		
Monthly Cash Flow:	\$37.13	Down Payment:	-\$772.33
Pro Forma Cap Rate:	5.68%	Loan Amount:	\$73,604.00
NOI:	\$5,187.00	Amortized Over:	\$30.00
Total Cash Needed:	\$2,227.67	Loan Interest Rate:	5.000%
Cash on Cash ROI:	20.00%	Monthly P&I:	\$395.12
Purchase Cap Rate:	7.12%	Total Cash Needed By Investor:	\$65,831.67

Other Financial Information

Income-Expense Ratio (2% Rule):	0.82%	Gross Rent Multiplier	12.18%
Total Initial Equity:	\$15,501.33	Debt Coverage Ratio:	1.09%

Analysis Over Time

Annual Growth Assumptions	2% Expenses			3% Income		2% Property Value	
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$7,500.00	\$7,725.00	\$7,956.75	\$8,195.45	\$9,785.80	\$13,151.30	\$17,674.24
Total Annual Expenses	\$7,054.47	\$7,195.56	\$7,339.47	\$7,486.26	\$8,430.74	\$10,277.03	\$12,527.64
Operating Expenses	\$2,313.00	\$2,454.09	\$2,598.00	\$2,744.79	\$3,689.27	\$5,535.56	\$7,786.17
Mortgage Payment	\$4,741.47	\$4,741.47	\$4,741.47	\$4,741.47	\$4,741.47	\$4,741.47	\$0.00
Total Annual Cashflow	\$445.53	\$529.44	\$617.28	\$709.20	\$1,355.06	\$2,874.27	\$5,146.60
Cash on Cash ROI	20.00%	23.77%	27.71%	31.84%	60.83%	129.03%	231.03%
Property Value	\$93,159.66	\$95,022.85	\$96,923.31	\$98,861.78	\$111,334.42	\$135,716.03	\$165,437.09
Equity	\$20,641.59	\$23,646.27	\$26,746.61	\$29,946.35	\$51,463.40	\$98,463.38	\$165,437.09
Loan Balance	\$72,518.07	\$71,376.59	\$70,176.70	\$68,915.42	\$59,871.01	\$37,252.65	\$0.00
Total Profit if Sold	\$13,270	\$16,692	\$20,296	\$24,088	\$51,290	\$118,216	\$223,913
Annualized Total Return	596%	191%	116%	85%	37%	22%	17%

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. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.