BiggerPockets®

1319 S 18th Ave #C & D

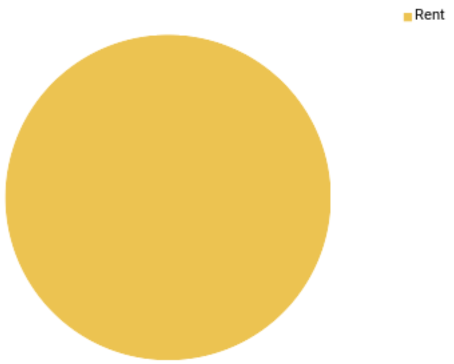
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,800.00	$1,615.94	$1,184.06	9.51%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$24,732.00	$54,600.00	26.02%	9.51%

Property Information

Purchase Price:	$260,000.00
Purchase Closing Costs:	$2,600.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$262,600.00**
After Repair Value	

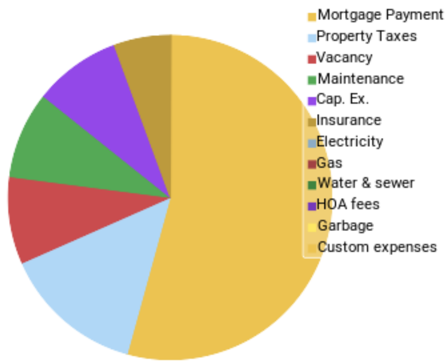
Down Payment:	$52,000.00
Loan Amount:	$208,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	**$876.94**

Income



Rent	$2,800.00
Total	**$2,800.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$140.00	Maintenance	$140.00
Cap. Ex.	$140.00	Insurance	$91.00
Property Taxes	$228.00	Mortgage Payment	$876.94
Total	**$1,615.94**		

Financial Projections

Total Initial Equity:	-$208,000.00		
Gross Rent Multiplier:	7.74		
Income-Expense Ratio (2% Rule):	1.07%		
Typical Cap Rate:	9.51%	Debt Coverage Ratio:	2.35
ARV based on Cap Rate:	$260,000.00		

50% Rule Cash Flow Estimates

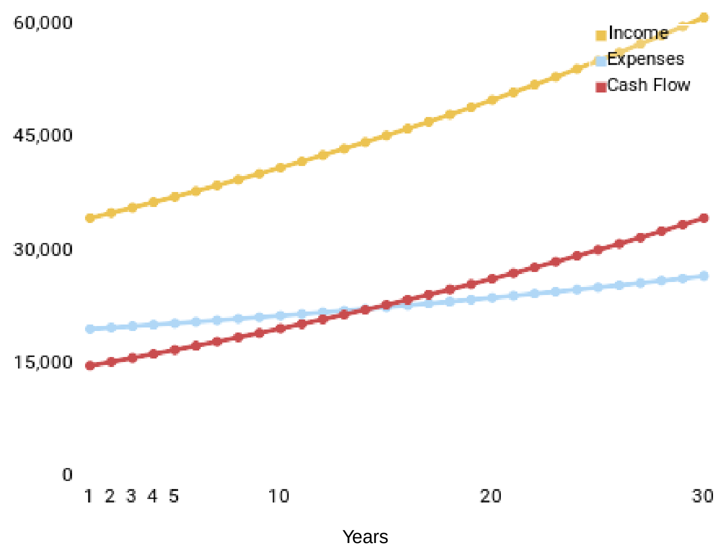
Total Monthly Income:	$2,800.00
x50% for Expenses:	$1,400.00
Monthly Payment/Interest Payment:	$876.94
Total Monthly Cash Flow using 50% Rule:	**$523.06**

Analysis Over Time

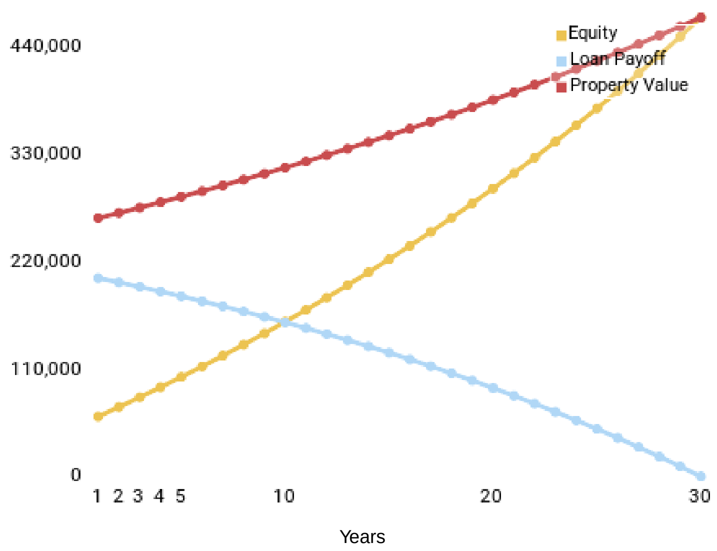
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$34,272	$34,957	$37,097	$40,958	$45,221	$49,928	$60,862
Total Annual Expenses	$19,569	$19,750	$20,314	$21,333	$22,458	$23,701	$26,586
Total Annual Cashflow	$14,703	$15,208	$16,783	$19,625	$22,763	$26,227	$34,275
Cash on Cash ROI	26.93%	27.85%	30.74%	35.94%	41.69%	48.04%	62.78%
Property Value	$265,200	$270,504	$287,061	$316,939	$349,926	$386,346	$470,954
Equity	$61,543	$71,321	$102,136	$158,817	$222,941	$295,529	$470,954
Loan Balance	$203,657	$199,183	$184,925	$158,121	$126,985	$90,817	$0
Total Profit if Sold	$21,646	$46,633	$126,200	$275,210	$446,747	$643,406	$1,124,053
Compound Annual Growth Rate	40%	36%	27%	20%	16%	14%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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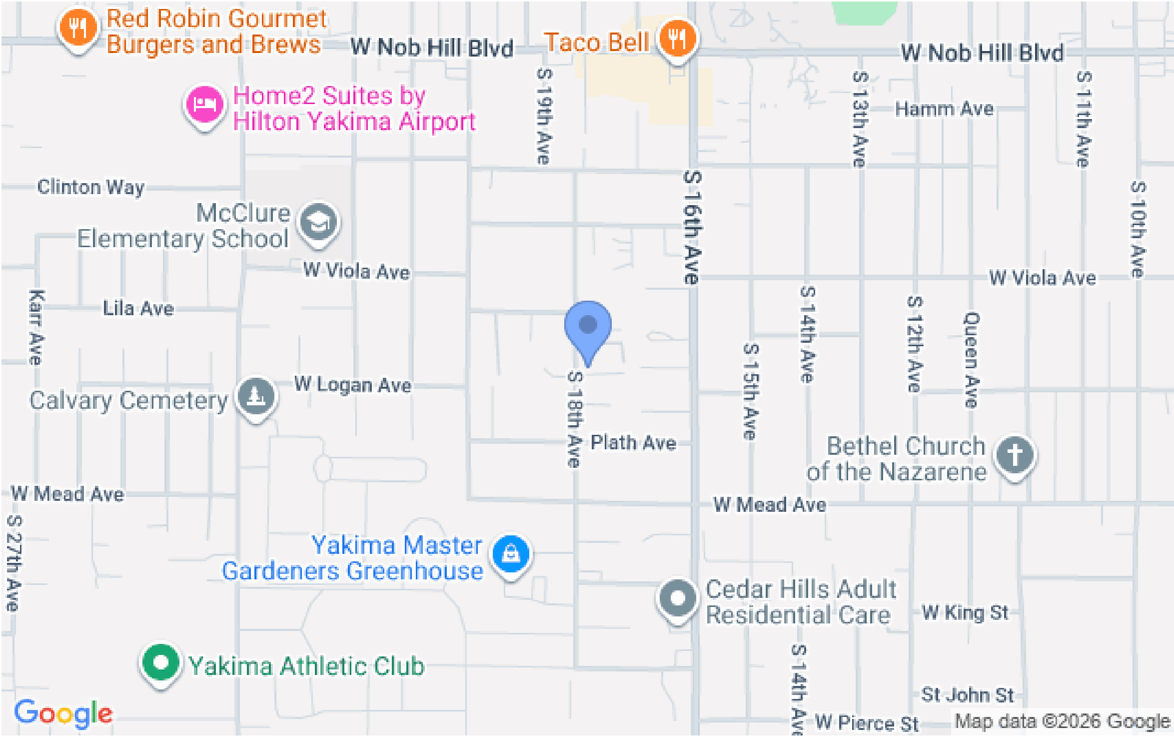
House Size (sq. ft)	1772.0
Year Built	1978



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