OAKVIEW CIRCLE, LLC

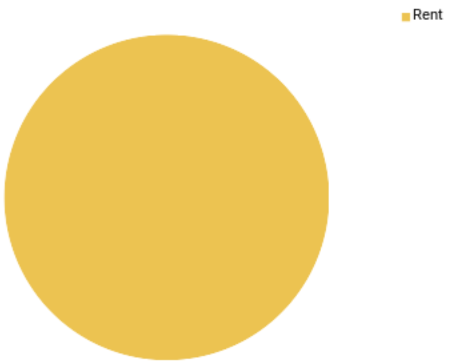
# 711 W 2nd Ave

| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
|---|---|---|---|
| $1,500.00 | $1,109.29 | $390.71 | 7.89% |
| **NOI** | **Total Cash Needed** | **Cash on Cash ROI** | **Purchase Cap Rate** |
| $12,228.00 | $32,550.00 | 14.40% | 7.89% |

## Property Information

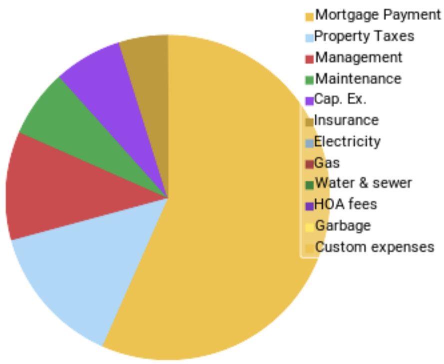
| | |
|---|---|
| Purchase Price: | $155,000.00 |
| Purchase Closing Costs: | $1,550.00 |
| Estimated Repair Costs: | $0.00 |
| **Total Cost of Project:** | **$156,550.00** |
| After Repair Value | |
| | |
| Down Payment: | $31,000.00 |
| Loan Amount: | $124,000.00 |
| Loan Points: | - |
| Loan Fees: | $0.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 4.500% |
| **Monthly P&I:** | **$628.29** |

## 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 | $0.00 |
| Maintenance | $75.00 | Cap. Ex. | $75.00 |
| Management | $120.00 | Insurance | $54.00 |
| Property Taxes | $157.00 | Mortgage Payment | $628.29 |
| **Total** | **$1,109.29** | | |

## Financial Projections

| | | | |
|---|---|---|---|
| Total Initial Equity: | -$124,000.00 | | |
| Gross Rent Multiplier: | 8.61 | | |
| Income-Expense Ratio (2% Rule): | 0.96% | | |
| Typical Cap Rate: | 7.89% | Debt Coverage Ratio: | 1.62 |
| ARV based on Cap Rate: | $155,000.00 | | |

## 50% Rule Cash Flow Estimates

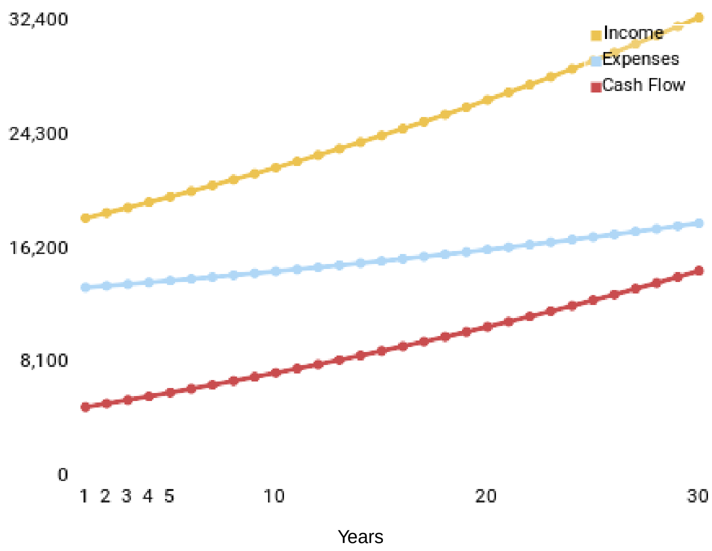
| | |
|---|---|
| Total Monthly Income: | $1,500.00 |
| x50% for Expenses: | $750.00 |
| Monthly Payment/Interest Payment: | $628.29 |
| **Total Monthly Cash Flow using 50% Rule:** | **$121.71** |

## Analysis Over Time

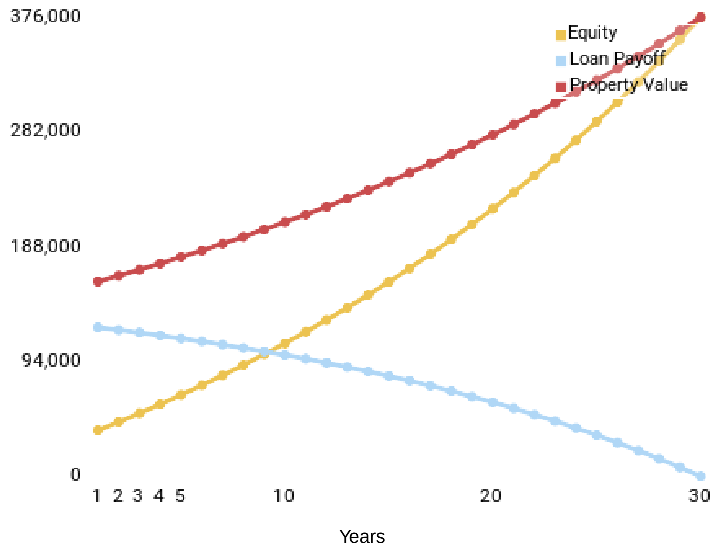
| Annual Growth Assumptions | 2% Expenses | 2% Income | 3% Property Value |
|---|---|---|---|

| | 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 | $13,427 | $13,545 | $13,912 | $14,576 | $15,308 | $16,116 | $17,995 |
| Total Annual Cashflow | $4,933 | $5,183 | $5,961 | $7,366 | $8,918 | $10,631 | $14,610 |
| Cash on Cash ROI | 15.16% | 15.92% | 18.31% | 22.63% | 27.40% | 32.66% | 44.88% |
| Property Value | $159,650 | $164,440 | $179,687 | $208,307 | $241,485 | $279,947 | $376,226 |
| Equity | $37,650 | $44,532 | $66,652 | $108,996 | $159,355 | $219,324 | $376,226 |
| Loan Balance | $122,000 | $119,907 | $113,036 | $99,311 | $82,130 | $60,623 | $0 |
| Total Profit if Sold | $454 | $12,231 | $50,531 | $125,124 | $214,917 | $322,238 | $600,906 |
| Compound Annual Growth Rate | 1% | 17% | 21% | 17% | 14% | 13% | 10% |

### Income, Expenses and Cash Flow (in $)




### Loan Balance, Value and Equity (in $)



**Year Built** 1968