

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$899.29	\$300.71	7.97%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,160.00	\$13,360.25	27.01%	12.55%

Property Information

Purchase Price:	\$73,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$74,500.00
After Repair Value	\$115,000.00

Property Description

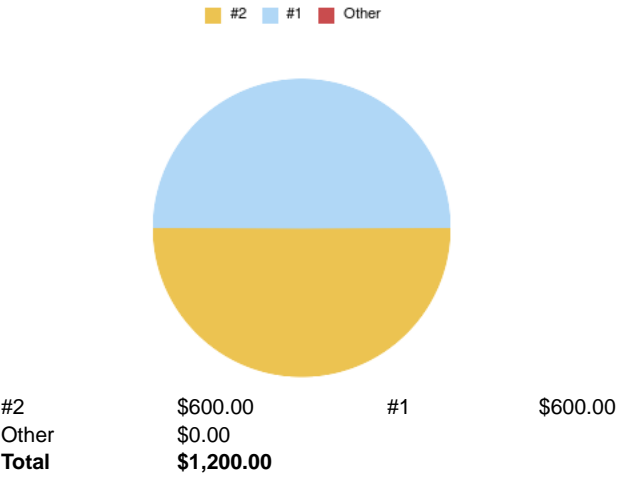
Increasing rent from \$500->\$600/unit. Market rents are \$800-950/unit depending on finishes. HUD Fair Market Rent for a 2 bedroom in this part of the city is \$920/unit. 2 bedrooms in neighboring apartment communities are renting at \$995/month.



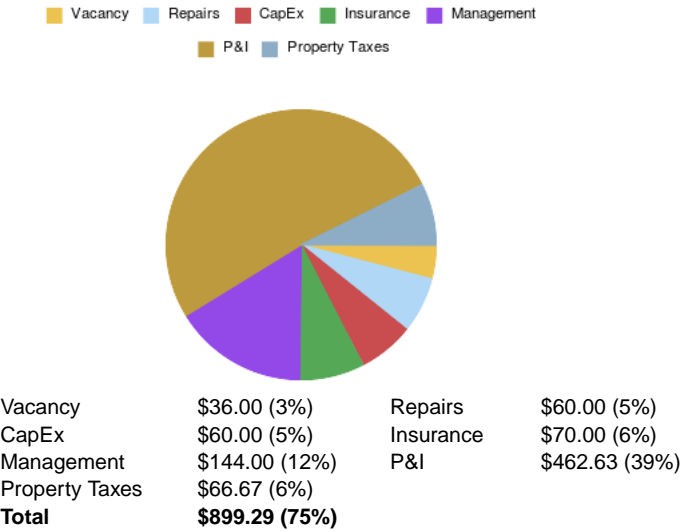
Down Payment:	\$10,950.00
Loan Amount:	\$62,050.00
Loan Points:	\$310.25
Loan Fees:	\$600.00
Amortized Over:	20 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$462.63

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.

Income



Expenses



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Financial Projections

Total Initial Equity:	\$52,950.00		
Gross Rent Multiplier:	5.07		
Income-Expense Ratio (2% Rule):	1.61%		
Typical Cap Rate:	8.00%	Debt Coverage Ratio:	1.65
ARV based on Cap Rate:	\$114,500.00		

50% Rule Cash Flow Estimates

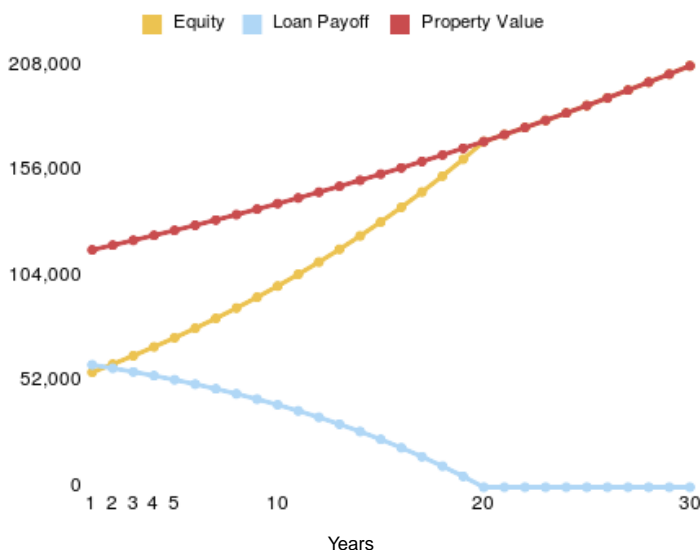
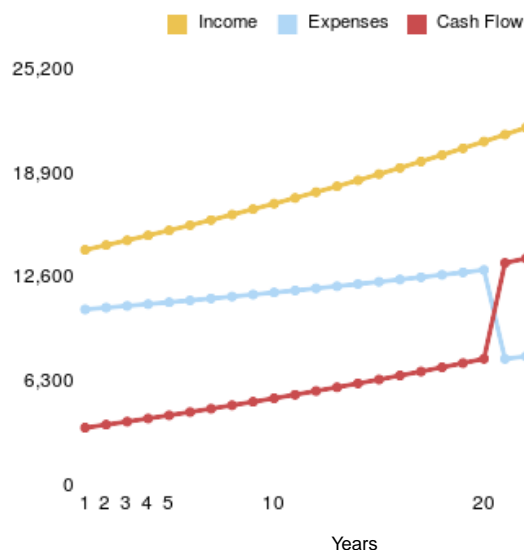
Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$462.63
Total Monthly Cashflow using 50% Rule:	\$137.37

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	\$14,400	\$14,688	\$15,587	\$17,209	\$19,000	\$20,978	\$25,572
Total Annual Expenses	\$10,792	\$10,896	\$11,223	\$11,814	\$12,466	\$13,185	\$9,305
Total Annual Cashflow	\$3,608	\$3,792	\$4,364	\$5,396	\$6,535	\$7,793	\$16,267
Cash on Cash ROI	27.01%	28.38%	32.66%	40.38%	48.91%	58.33%	121.75%
Property Value	\$117,300	\$119,646	\$126,969	\$140,184	\$154,775	\$170,884	\$208,307
Equity	\$56,814	\$60,829	\$73,861	\$99,441	\$131,131	\$170,884	\$208,307
Loan Balance	\$60,486	\$58,817	\$53,108	\$40,743	\$23,644	\$0	\$0
Total Profit if Sold	\$40,025	\$47,691	\$72,794	\$122,454	\$183,618	\$258,804	\$443,021
Annualized Total Return	300%	114%	45%	26%	20%	16%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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