

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$1,222.65	-\$22.65	6.80%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,512.00	\$25,100.00	-1.08%	6.80%

Property Information

Purchase Price:	\$110,500.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$113,500.00
After Repair Value	

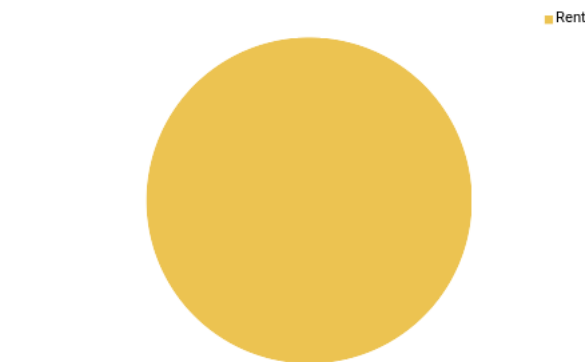
Property Description

Currently tenant-occupied on a month-to-month basis, this property offers an impressive 11.5% return based on the full asking price. Perfect for investors or first-time buyers, it's located near Augusta University, Paine College, and the Medical District—a prime spot for rental demand. This 3-bedroom, 1-bath home has been recently updated and is...



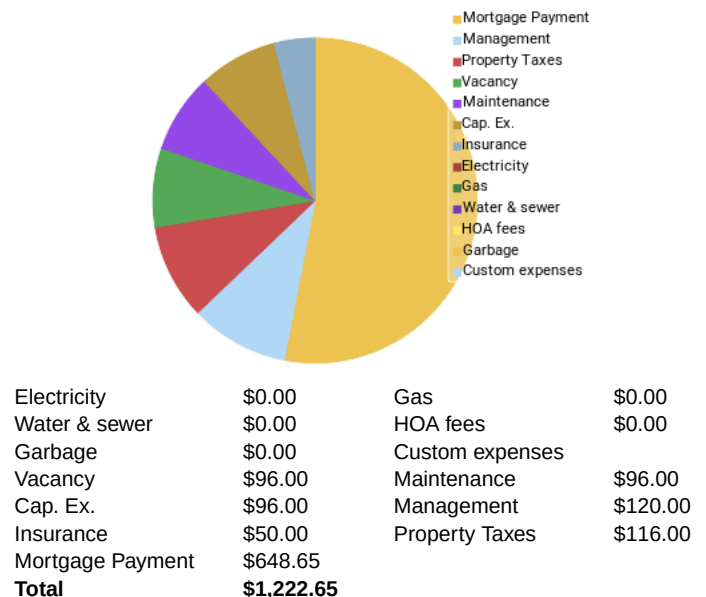
Down Payment:	\$22,100.00
Loan Amount:	\$88,400.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$648.65

Income



Rent	\$1,200.00
Total	\$1,200.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$96.00	Maintenance	\$96.00
Cap. Ex.	\$96.00	Management	\$120.00
Insurance	\$50.00	Property Taxes	\$116.00
Mortgage Payment	\$648.65		
Total	\$1,222.65		

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Financial Projections

Total Initial Equity:	-	\$88,400.00	
Gross Rent Multiplier:		7.67	
Income-Expense Ratio (2% Rule):		1.06%	
Typical Cap Rate:		6.80%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$110,500.00	0.97

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$648.65
Total Monthly Cash Flow using 50% Rule:	-

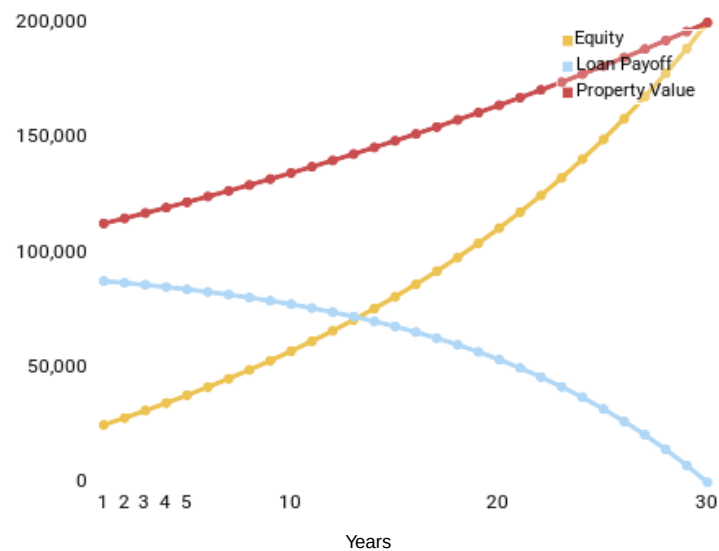
Analysis Over Time

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$14,810	\$14,950	\$15,389	\$16,180	\$17,054	\$18,019	\$20,260
Total Annual Cashflow	-\$122	\$32	\$510	\$1,373	\$2,326	\$3,379	\$5,823
Cash on Cash ROI	-0.48%	0.13%	2.03%	5.47%	9.27%	13.46%	23.20%
Property Value	\$112,710	\$114,964	\$122,001	\$134,699	\$148,718	\$164,197	\$200,155
Equity	\$25,048	\$28,102	\$37,959	\$57,150	\$80,844	\$110,735	\$200,155
Loan Balance	\$87,662	\$86,862	\$84,042	\$77,549	\$67,875	\$53,463	\$0
Total Profit if Sold	-\$8,626	-\$5,710	\$4,665	\$28,009	\$60,339	\$103,817	\$237,373
Compound Annual Growth Rate	-34%	-12%	3%	8%	9%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



House Size (sq. ft)

920.0

Year Built

1951

