BiggerPockets®

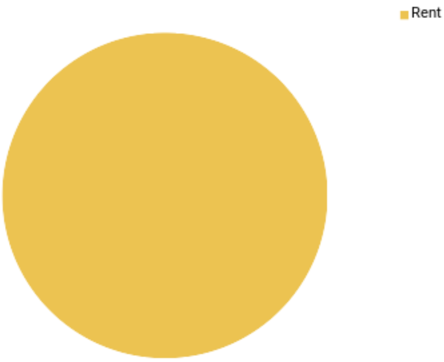
118 W Robinson Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,200.00	$1,272.76	-$72.76	6.32%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$7,608.00	$27,080.00	-3.22%	6.32%

Property Information

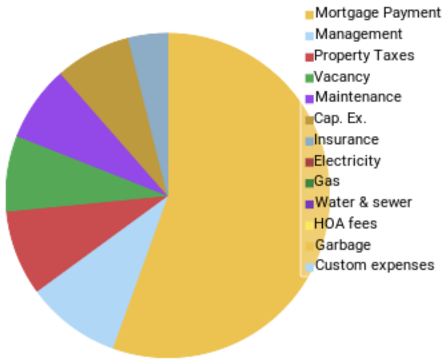
Purchase Price:	$120,400.00
Purchase Closing Costs:	$3,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$123,400.00**
After Repair Value	
Down Payment:	$24,080.00
Loan Amount:	$96,320.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	**$706.76**

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	$108.00
Mortgage Payment	$706.76		
Total	**$1,272.76**		

Financial Projections

Total Initial Equity:	-$96,320.00		
Gross Rent Multiplier:	8.36		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	6.32%	Debt Coverage Ratio:	0.90
ARV based on Cap Rate:	$120,400.00		

50% Rule Cash Flow Estimates

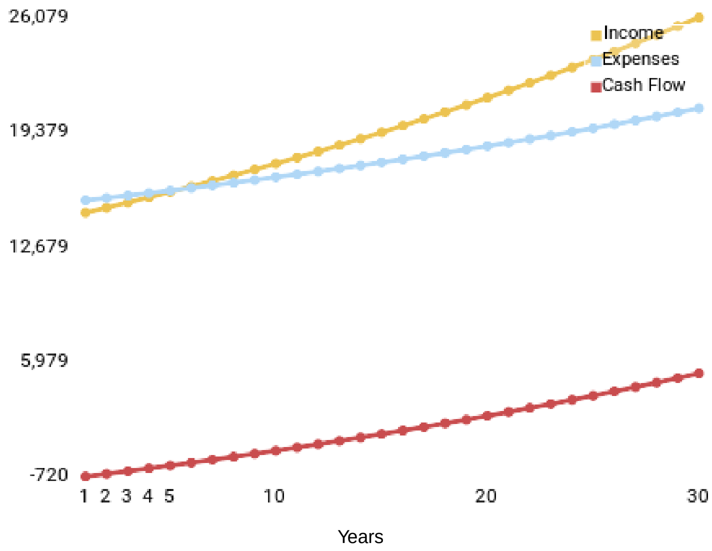
Total Monthly Income:	$1,200.00
x50% for Expenses:	$600.00
Monthly Payment/Interest Payment:	$706.76
Total Monthly Cash Flow using 50% Rule:	**-$106.76**

Analysis Over Time

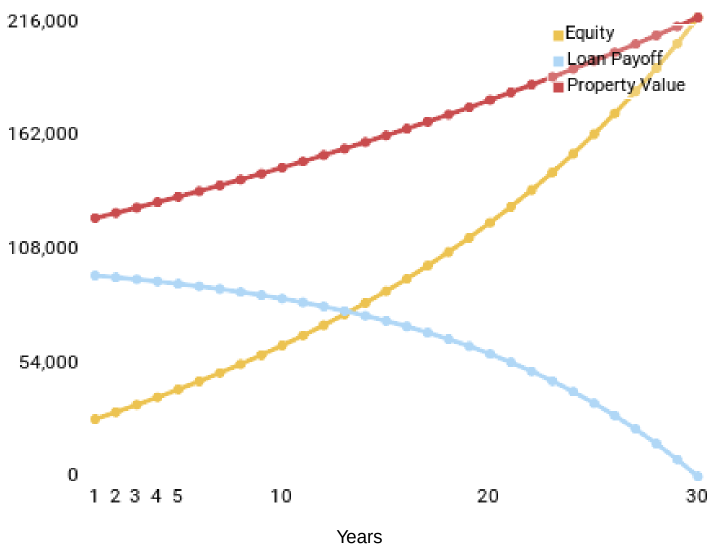
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	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	$15,409	$15,548	$15,980	$16,761	$17,622	$18,574	$20,784
Total Annual Cashflow	-$721	-$566	-$81	$793	$1,758	$2,824	$5,300
Cash on Cash ROI	-2.66%	-2.09%	-0.30%	2.93%	6.49%	10.43%	19.57%
Property Value	$122,808	$125,264	$132,931	$146,767	$162,043	$178,908	$218,088
Equity	$27,293	$30,620	$41,360	$62,270	$88,087	$120,656	$218,088
Loan Balance	$95,515	$94,644	$91,571	$84,496	$73,956	$58,252	$0
Total Profit if Sold	-$9,719	-$7,141	$2,289	$24,343	$55,836	$99,086	$235,032
Compound Annual Growth Rate	-36%	-14%	2%	7%	8%	8%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




Horizon Senior Village
El Kiosco Mexican Restaurant
Wrightsboro Rd
Lakewood Dr
Walmart Neighborhood Market
Wrightsboro Rd
Katherine St
Adams Ln
Lottie Ln
Fiske St
5th Ave
4th Ave
Williams St
Harlem Grovetown Rd
Fornum Dr
W Robinson Ave
2nd Ave
3rd Ave
Pleasantville Way
Main St
Senators Ridge Dr
Newmantown Rd
Grovetown
Dorn St
Barbara St
223
Ford Ave
Old Berzelia Rd
God's Little Green Acre Wildlife Habitat
Grovetown Elementary School
Google
Map data ©2026