

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$700.00	\$492.70	\$207.30	8.39%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$3,776.00	\$6,500.00	38.27%	15.10%

## Property Information

Purchase Price:	\$25,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$500.00
<b>Total Cost of Project:</b>	<b>\$26,500.00</b>
After Repair Value	\$45,000.00



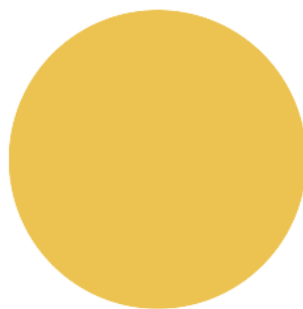
## Property Description

This traditional two story 3 Bedrooms, one bath home has nice curb appeal with inviting front porch. Hardwood floors throughout the house, two panel mission style wood doors and beautiful wood stairway. Clean updated kitchen with tile counter tops and old fashioned charm. Full unfinished basement, detached two car garage and fenced back yard.

Down Payment:	\$5,000.00
Loan Amount:	\$20,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
<b>Monthly P&amp;I:</b>	<b>\$107.36</b>

## Income

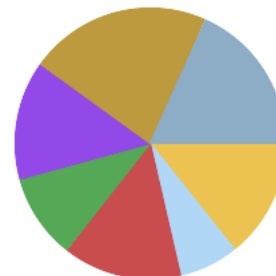
■ Rent ■ Other



Rent	\$700.00	Other	\$0.00
<b>Total</b>	<b>\$700.00</b>		

## Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Insurance ■ Management  
■ P&I ■ Property Taxes



Vacancy	\$70.00 (10%)	Repairs	\$35.00 (5%)
CapEx	\$70.00 (10%)	Insurance	\$50.00 (7%)
Management	\$70.00 (10%)	P&I	\$107.36 (15%)
Property Taxes	\$90.33 (13%)		
<b>Total</b>	<b>\$492.70 (70%)</b>		

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.

## Financial Projections

Total Initial Equity:	\$25,000.00
Gross Rent Multiplier:	2.98
Income-Expense Ratio (2% Rule):	2.64%
ARV based on Cap Rate:	-

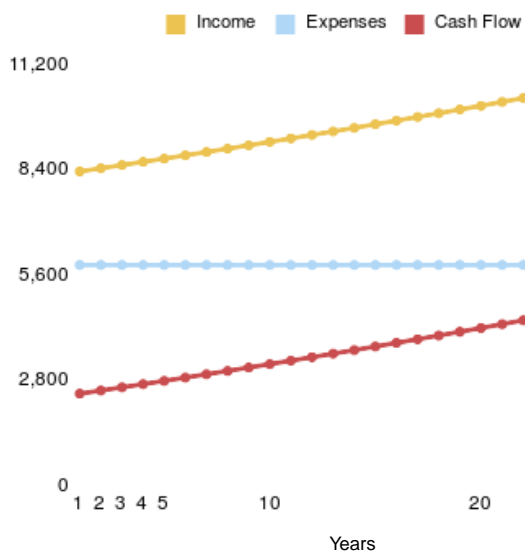
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$700.00
x50% for Expenses:	\$350.00
Monthly Payment/Interest Payment:	\$107.36
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$242.64</b>

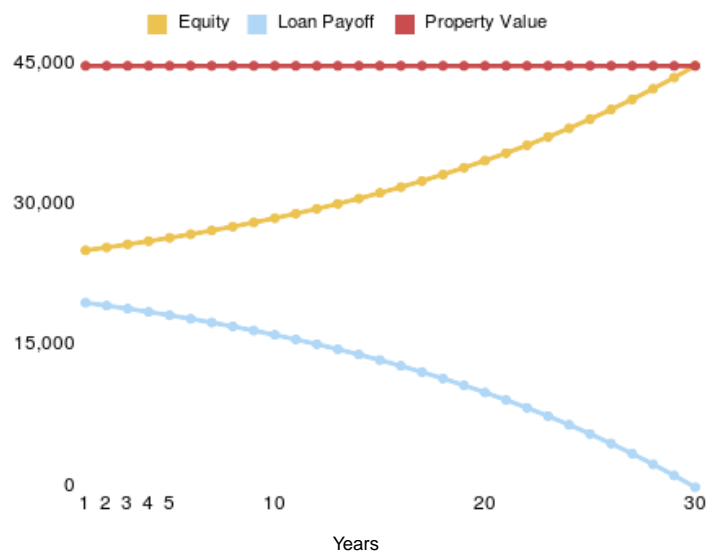
## Analysis Over Time

Annual Growth Assumptions	0%		1%		0%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$8,400	\$8,484	\$8,569	\$8,655	\$9,187	\$10,148	\$11,210
Total Annual Expenses	\$5,912	\$5,912	\$5,912	\$5,912	\$5,912	\$5,912	\$4,624
Total Annual Cashflow	\$2,488	\$2,572	\$2,656	\$2,742	\$3,275	\$4,236	\$6,586
Cash on Cash ROI	38.27%	39.56%	40.87%	42.19%	50.38%	65.17%	101.32%
Property Value	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Equity	\$25,295	\$25,605	\$25,931	\$26,274	\$28,732	\$34,878	\$45,000
Loan Balance	\$19,705	\$19,395	\$19,069	\$18,726	\$16,268	\$10,122	\$0
Total Profit if Sold	\$21,283	\$24,164	\$27,147	\$30,232	\$50,990	\$95,090	\$154,610
Annualized Total Return	327%	117%	73%	54%	24%	15%	11%

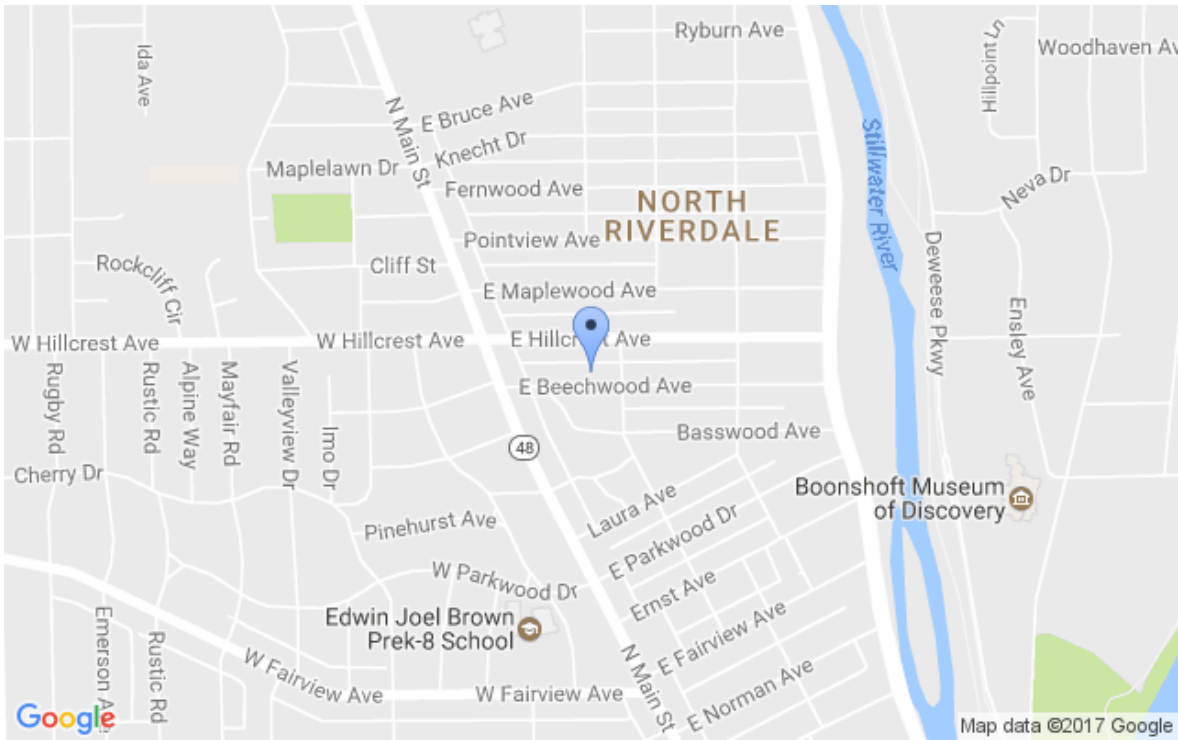
### Income, Expenses and Cash Flow (in \$)



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



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