

Monthly Income:

\$9,370.00

NOI

\$50,683.80

Monthly Expenses:

\$5,146.35

Total Cash Needed

\$361,250.00

Monthly Cash Flow:

\$4,223.65

Cash on Cash ROI

14.03%

Pro Forma Cap Rate:

11.07%

Purchase Cap Rate

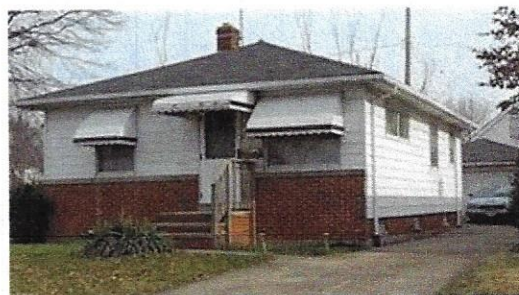
14.69%

Property Information

Purchase Price:	\$345,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$11,250.00
Total Cost of Project:	\$361,250.00
After Repair Value	\$458,000.00

Property Description

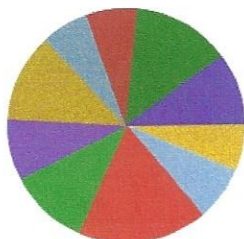
Rent ready properties, many with tenants already in place in Cincinnati, Dayton, and Cleveland. Cash Flow monsters with great ROI! Looking for private lender to finance the deal.



Down Payment:	\$345,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
Monthly P&I:	\$0.00

Income

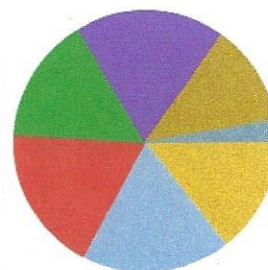
1561 E 172 St	649 E 131 St	8915 - 9003 Union
11716 Parkhill	3473 E 89 St	3573 E 153 St
303 Harlan	3514 W 2nd St	1513 - 1515 Nelson
1263 Dayton St	Other	



1561 E 172 St	\$600.00	649 E 131 St	\$700.00
8915 - 9003 Union	\$1,650.00	11716 Parkhill	\$1,020.00
3473 E 89 St	\$800.00	3573 E 153 St	\$1,150.00
303 Harlan	\$600.00	3514 W 2nd St	\$650.00
1513 - 1515 Nelson	\$1,250.00	1263 Dayton St	\$950.00
Other	\$0.00		
Total	\$9,370.00		

Expenses

Vacancy	Repairs	CapEx	Insurance	Management
Property Taxes	Misc			



Vacancy	\$749.60 (8%)	Repairs	\$937.00 (10%)
CapEx	\$937.00 (10%)	Insurance	\$800.00 (9%)
Management	\$937.00 (10%)	Property Taxes	\$645.75 (7%)
Misc	\$140.00 (1%)		
Total	\$5,146.35 (55%)		

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:	\$458,000.00
Gross Rent Multiplier:	3.07
Income-Expense Ratio (2% Rule):	2.59%
ARV based on Cap Rate:	-

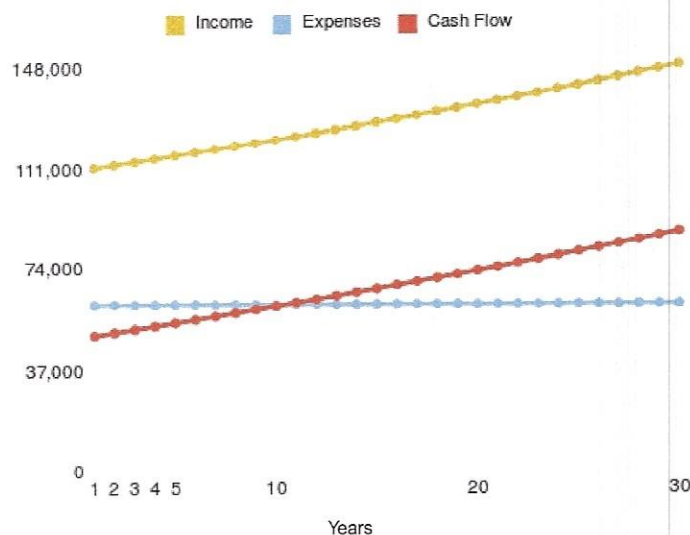
50% Rule Cash Flow Estimates

Total Monthly Income:	\$9,370.00
x50% for Expenses:	\$4,685.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cashflow using 50% Rule:	\$4,685.00

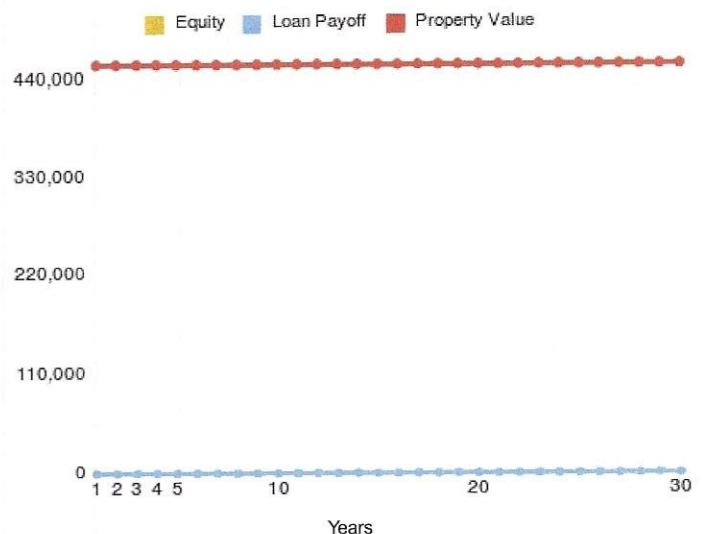
Analysis Over Time

Annual Growth Assumptions	0% Expenses		1% Income		0% Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$112,440	\$113,564	\$114,700	\$115,847	\$122,974	\$135,840	\$150,052
Total Annual Expenses	\$61,756	\$61,756	\$61,756	\$61,756	\$61,756	\$61,756	\$61,756
Total Annual Cashflow	\$50,684	\$51,808	\$52,944	\$54,091	\$61,218	\$74,084	\$88,295
Cash on Cash ROI	14.03%	14.34%	14.66%	14.97%	16.95%	20.51%	24.44%
Property Value	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000
Equity	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$147,434	\$199,242	\$252,186	\$306,277	\$655,559	\$1,337,443	\$2,155,277
Annualized Total Return	41%	25%	19%	17%	11%	8%	7%

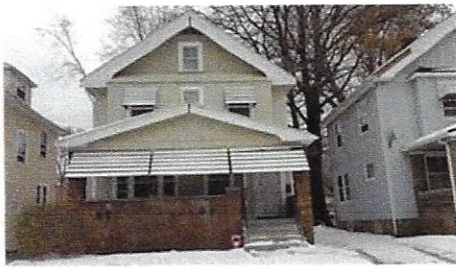
Income, Expenses and Cash Flow (in \$)



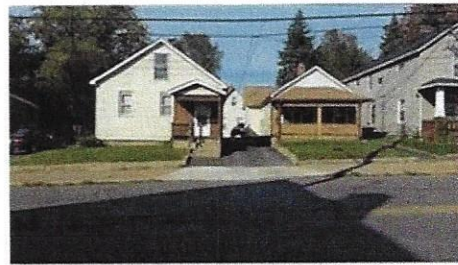
Loan Balance, Value and Equity (in \$)



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