



# 5611 Dunham

5611 Dunham Rd, Maple Heights, OH 44137

### Monthly Income:

\$875.00

### NOI

\$4,298.00

### Monthly Expenses:

\$516.83

### Total Cash Needed

\$36,500.00

### Monthly Cash Flow:

\$358.17

### Cash on Cash ROI

11.78%

### Pro Forma Cap Rate:

8.60%

### Purchase Cap Rate

12.28%

## Property Information

Purchase Price:	\$35,000.00
Purchase Closing Costs:	\$500.00
Estimated Repair Costs:	\$1,000.00
<b>Total Cost of Project:</b>	<b>\$36,500.00</b>
After Repair Value	\$50,000.00

## Property Description

Long term tenant in place that wants to stay paying 875 per month. This is a 3 bed 1.5 bath home in a great suburb of Cleveland with strong returns. Simply buy and start collecting the cash flow.

Down Payment:	\$35,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

## Income

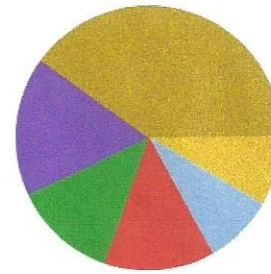
■ Rent ■ Other



Rent	\$875.00	Other	\$0.00
<b>Total</b>	<b>\$875.00</b>		

## Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Insurance ■ Management ■ Property Taxes



Vacancy	\$43.75 (5%)	Repairs	\$43.75 (5%)
CapEx	\$70.00 (8%)	Insurance	\$65.00 (7%)
Management	\$87.50 (10%)	Property Taxes	\$206.83 (24%)
<b>Total</b>	<b>\$516.83 (59%)</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:	\$50,000.00
Gross Rent Multiplier:	3.33
Income-Expense Ratio (2% Rule):	2.40%
ARV based on Cap Rate:	-

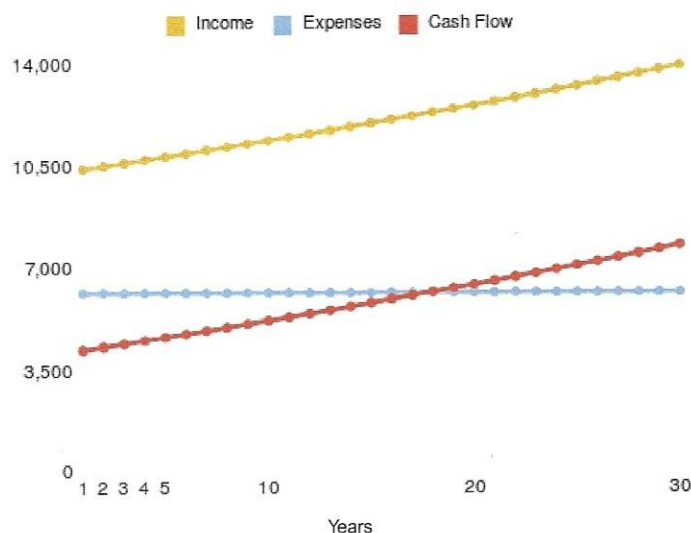
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$875.00
x50% for Expenses:	\$437.50
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$437.50</b>

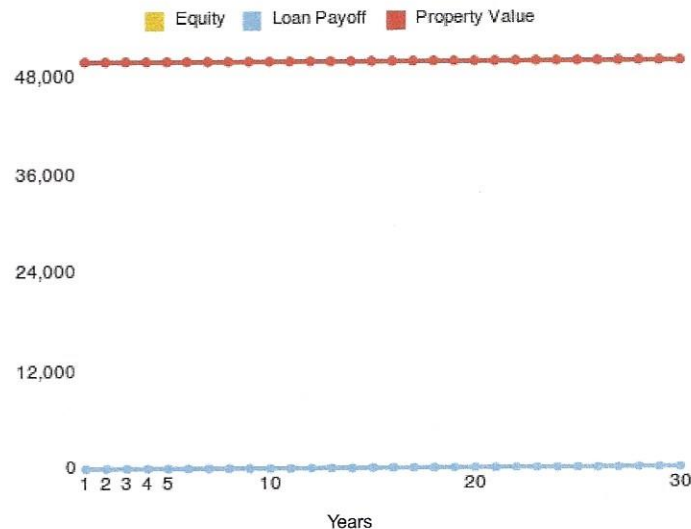
## Analysis Over Time

Annual Growth Assumptions	0%		1%		0%		
	Expenses	Income	Expenses	Income	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$10,500	\$10,605	\$10,711	\$10,818	\$11,484	\$12,685	\$14,012
Total Annual Expenses	\$6,202	\$6,202	\$6,202	\$6,202	\$6,202	\$6,202	\$6,202
Total Annual Cashflow	\$4,298	\$4,403	\$4,509	\$4,616	\$5,282	\$6,483	\$7,810
Cash on Cash ROI	11.78%	12.06%	12.35%	12.65%	14.47%	17.76%	21.40%
Property Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Equity	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$17,798	\$22,201	\$26,710	\$31,326	\$61,333	\$120,660	\$192,681
Annualized Total Return	49%	27%	20%	17%	10%	8%	6%

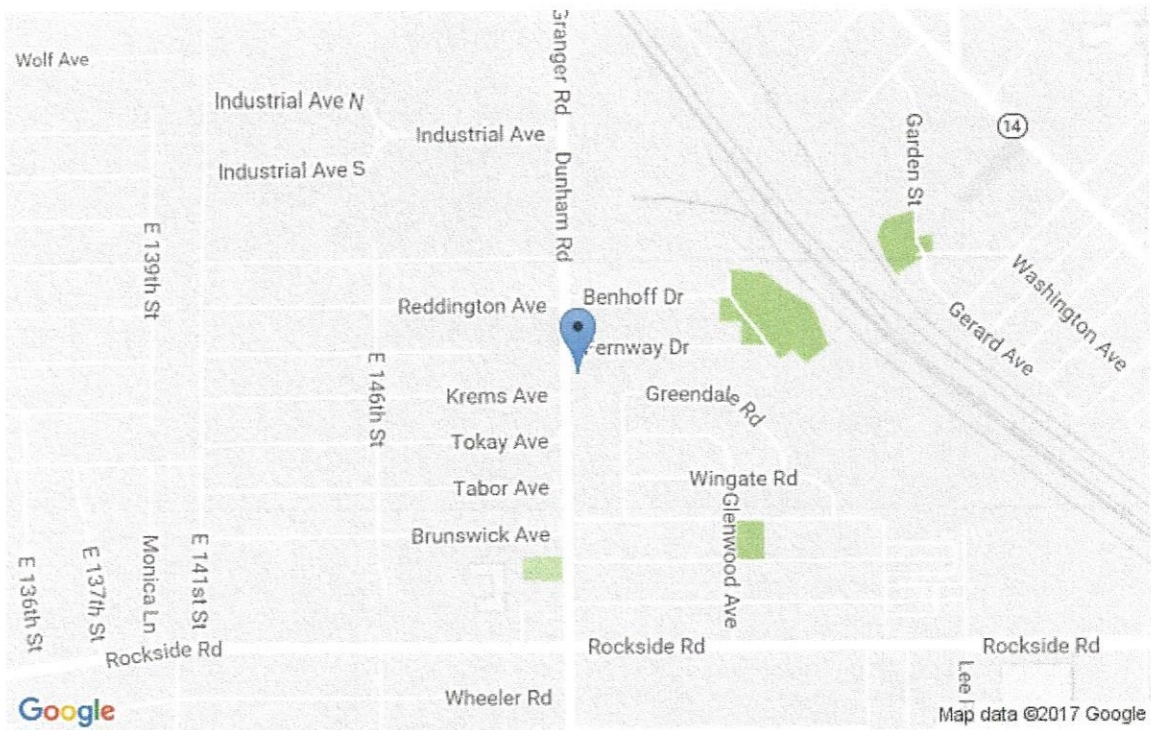
### Income, Expenses and Cash Flow (in \$)



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



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